HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: June 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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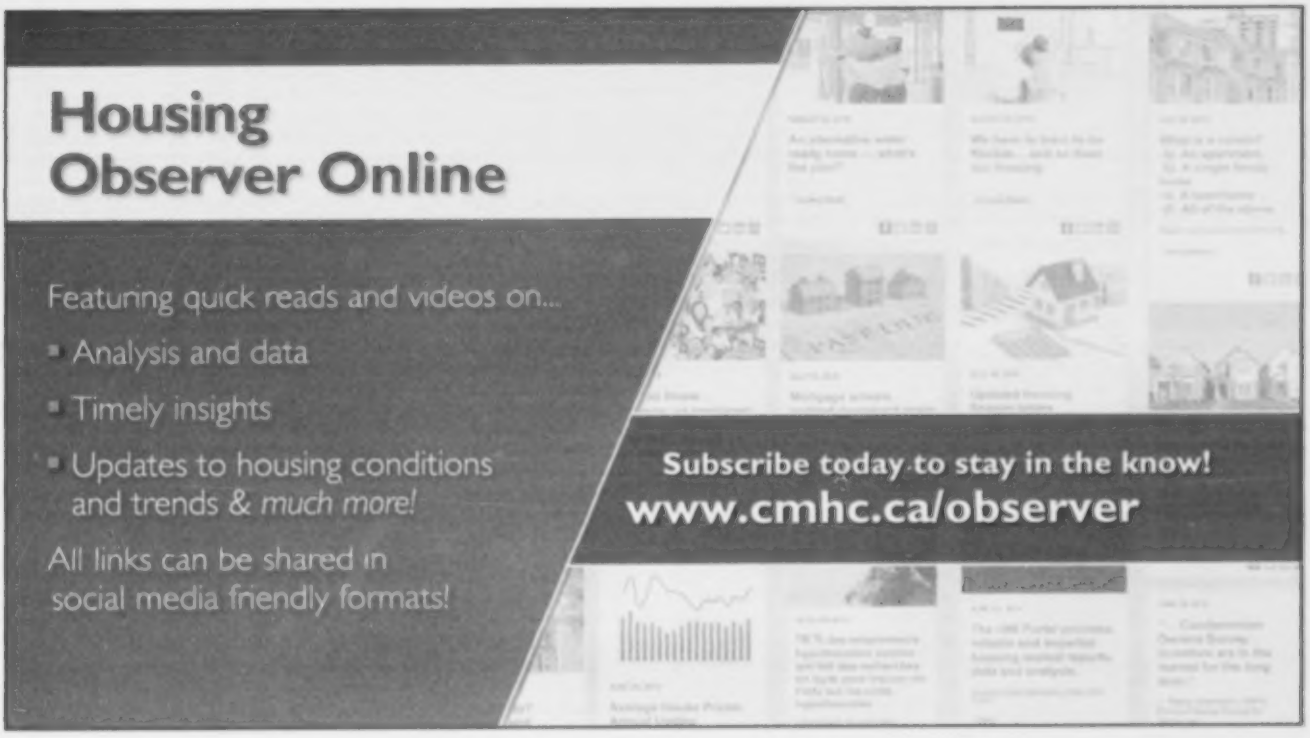
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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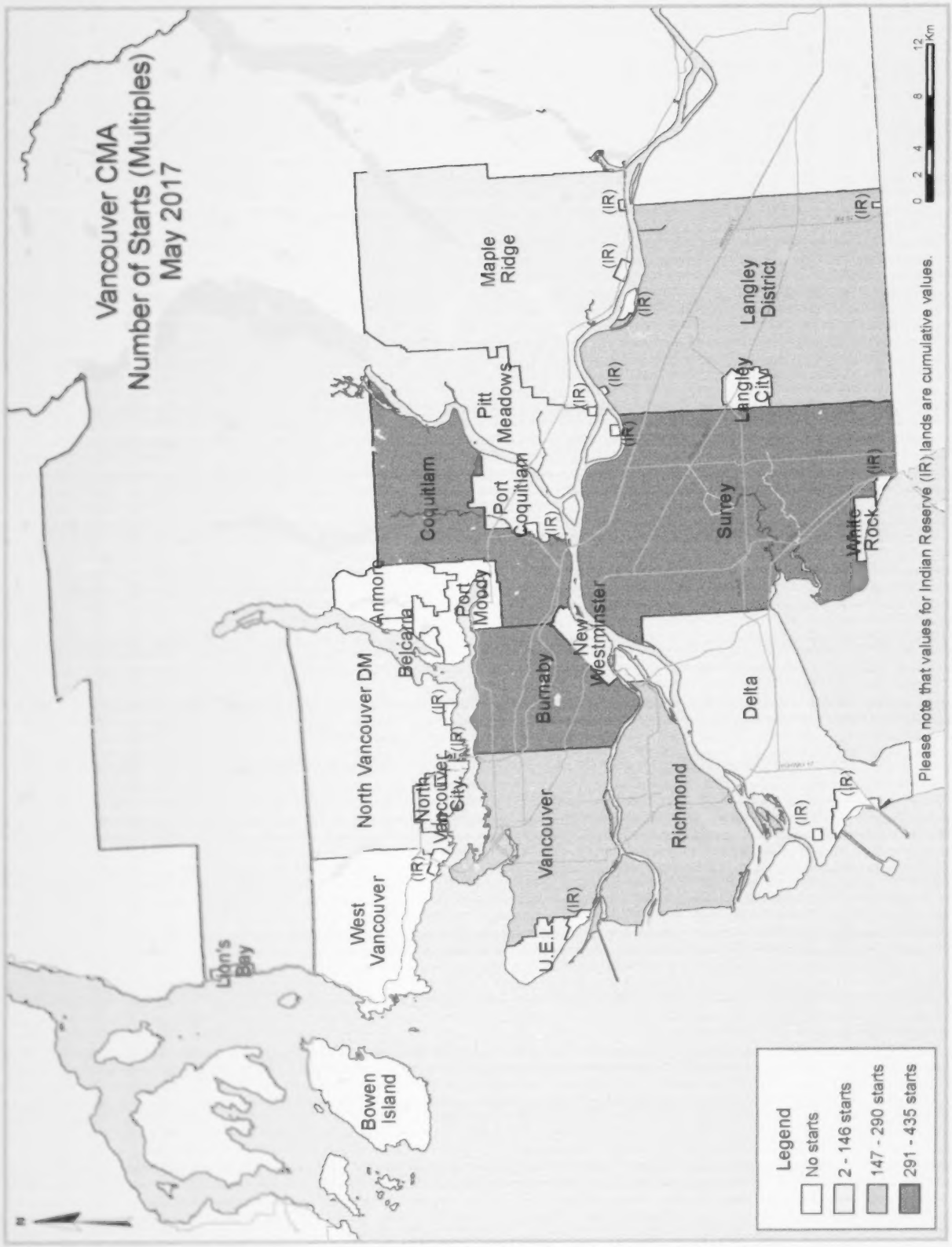
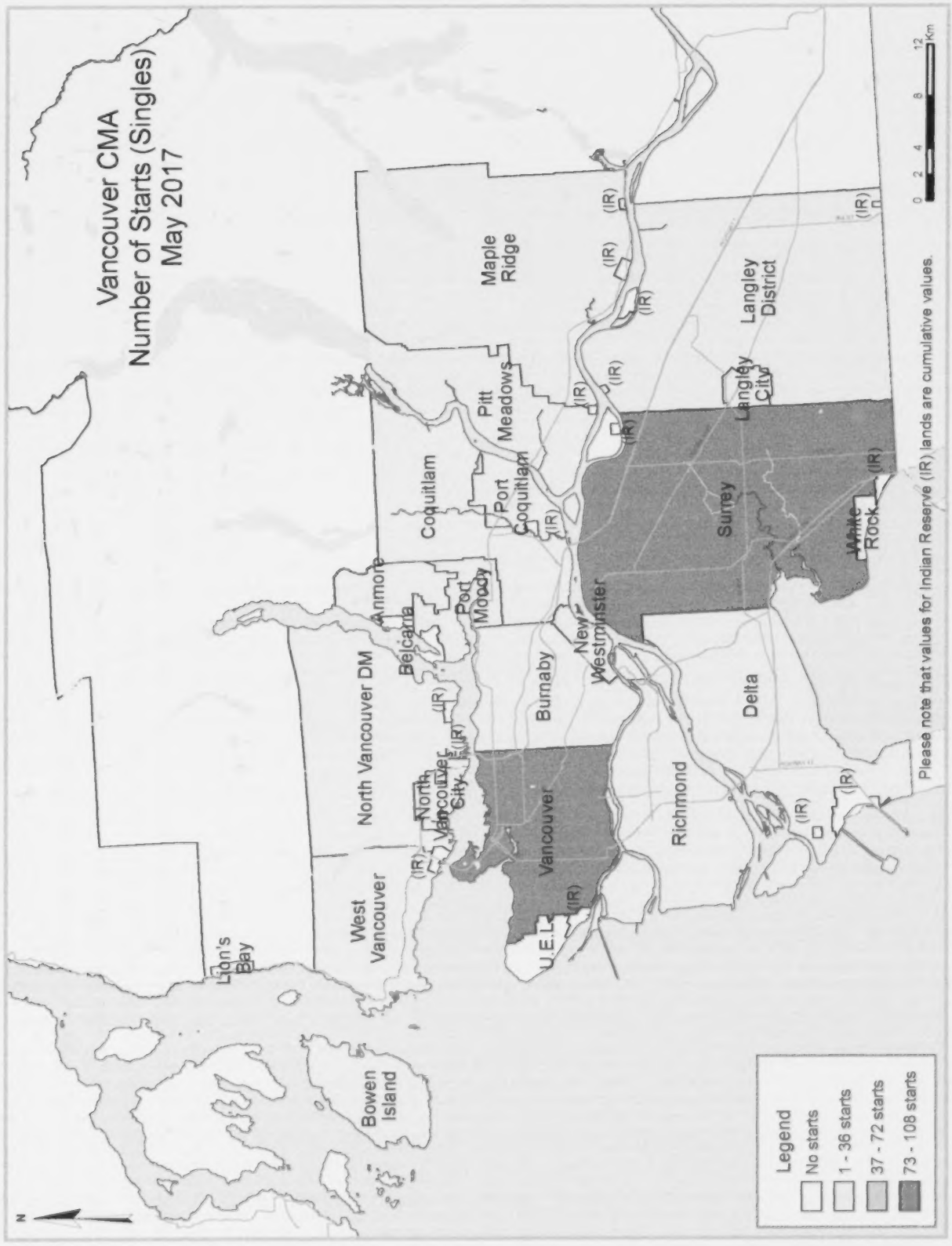
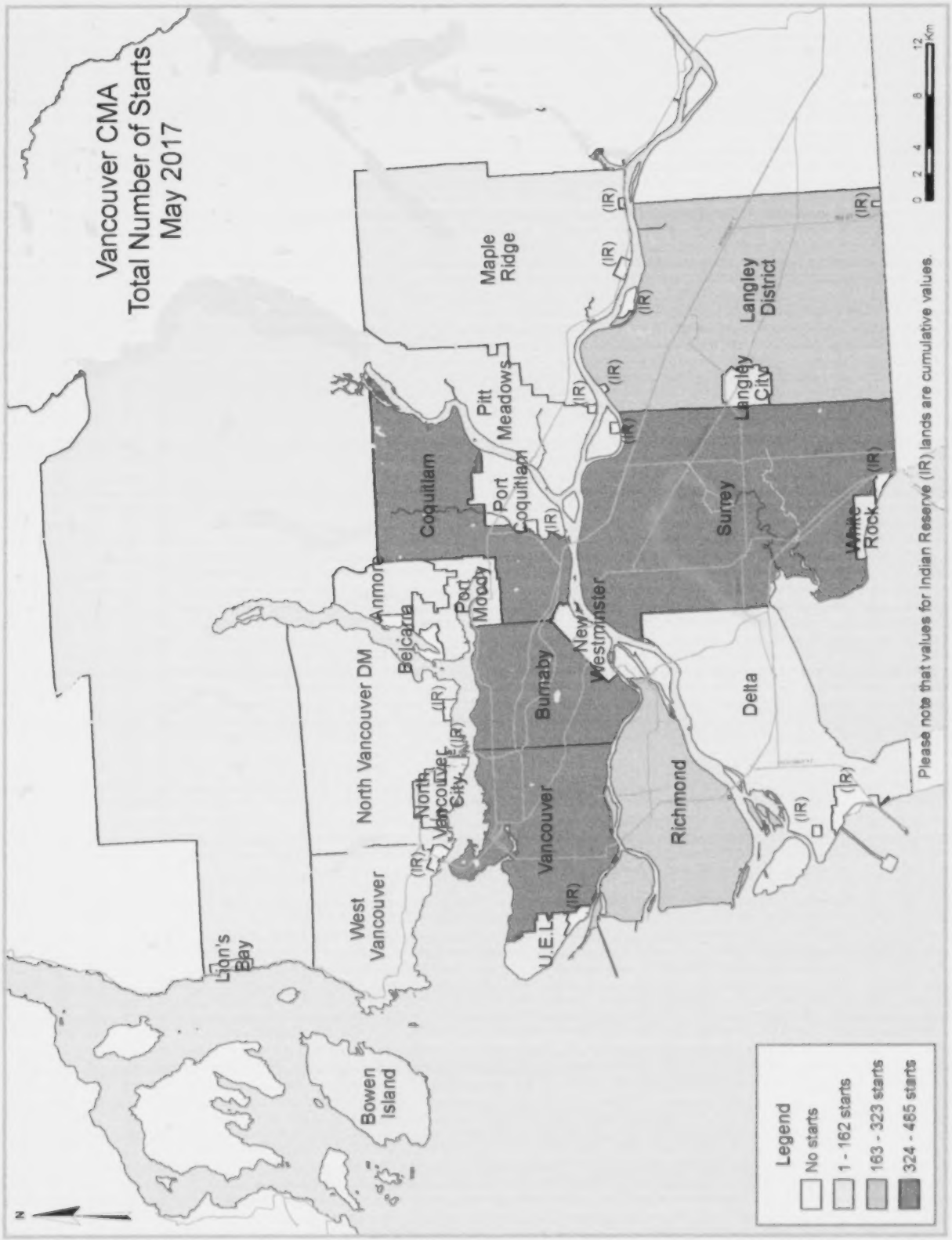

Vancouver CMA
Number of Starts (Multiples)
May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 146 starts
147 - 290 starts
291 - 435 starts


Vancouver CMA
Number of Starts (Singles)
May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
1 - 36 starts
37 - 72 starts
73 - 108 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N


Vancouver CMA
Total Number of Starts
May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
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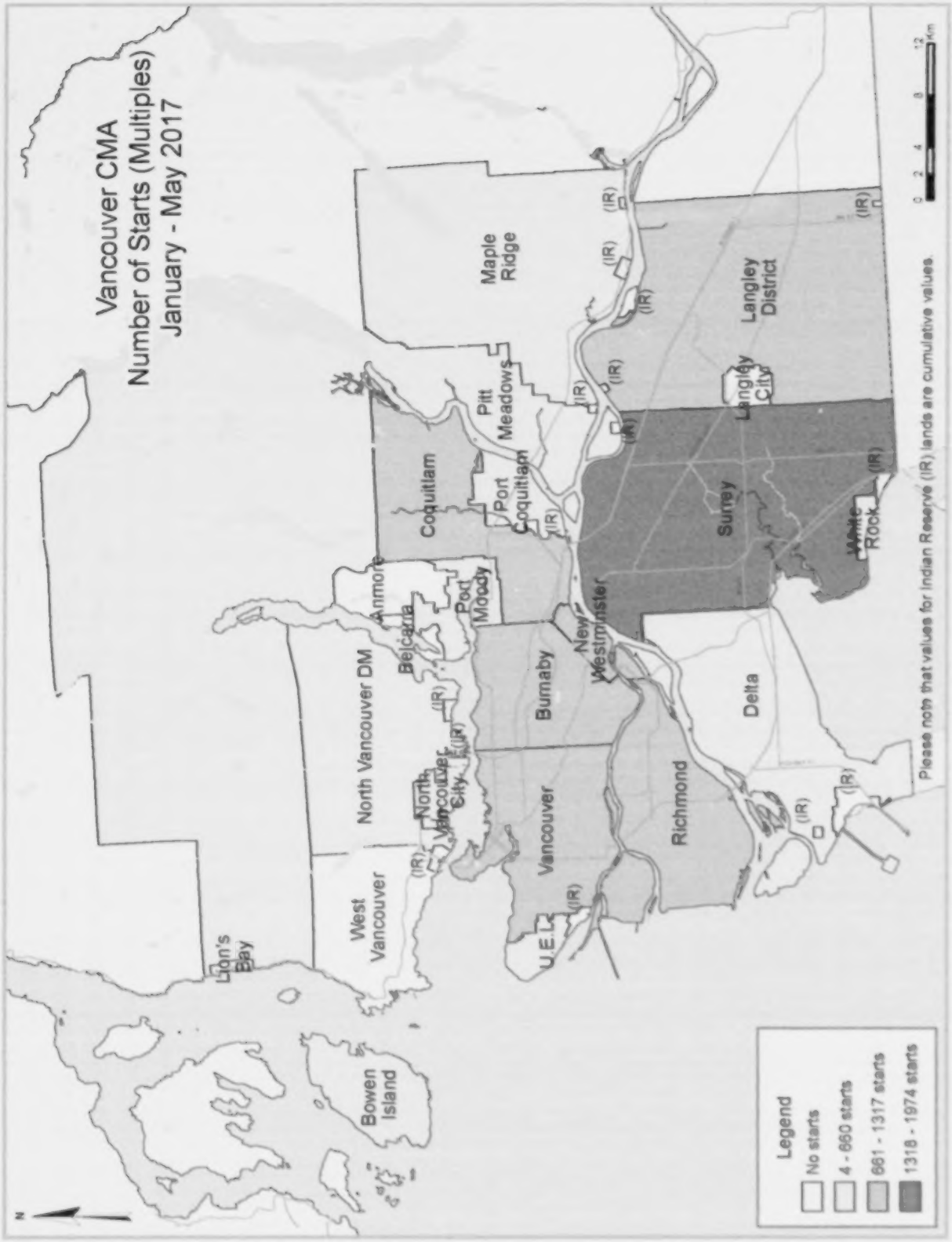
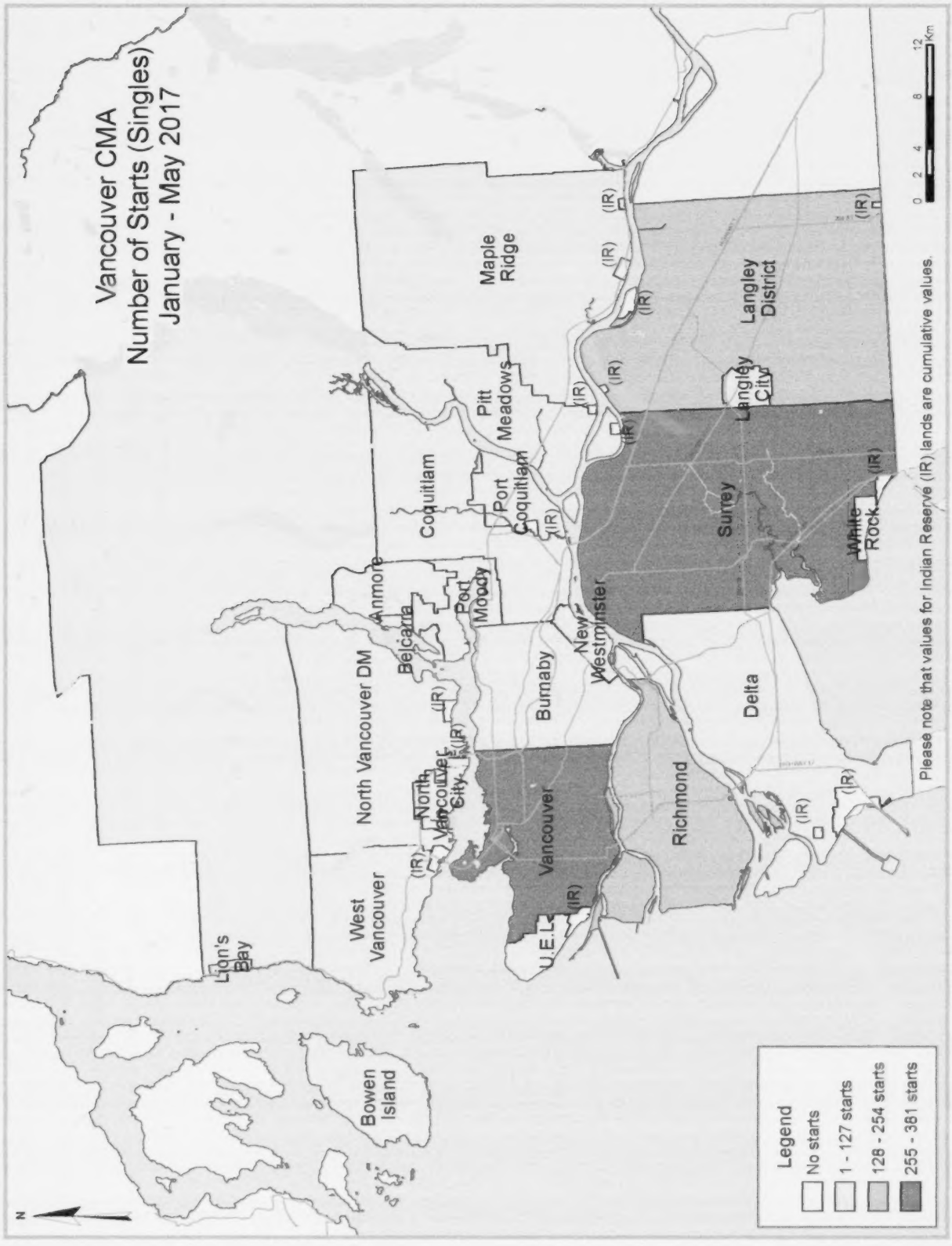
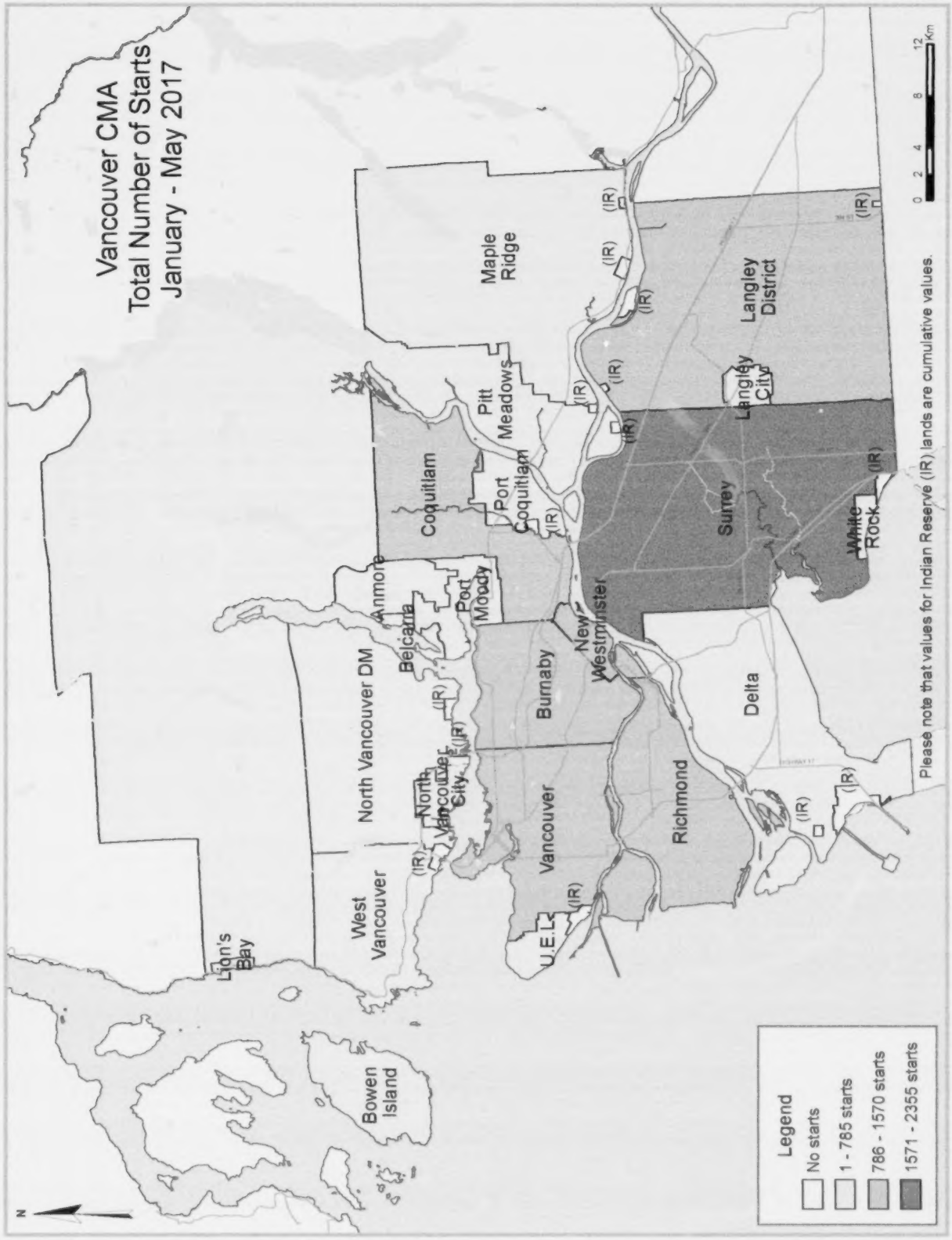
New Westminster
Vancouver
U.E.L.
Surrey
White Rock
Langley City
Langley District
Delta
Richmond
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 162 starts
163 - 323 starts
324 - 485 starts
0 2 4 8 12 Km
N


Vancouver CMA
Number of Starts (Multiples)
January - May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
4 - 660 starts
661 - 1317 starts
1318 - 1974 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
January - May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
1 - 127 starts
128 - 254 starts
255 - 381 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N


Vancouver CMA
Total Number of Starts
January - May 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
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North Vancouver City
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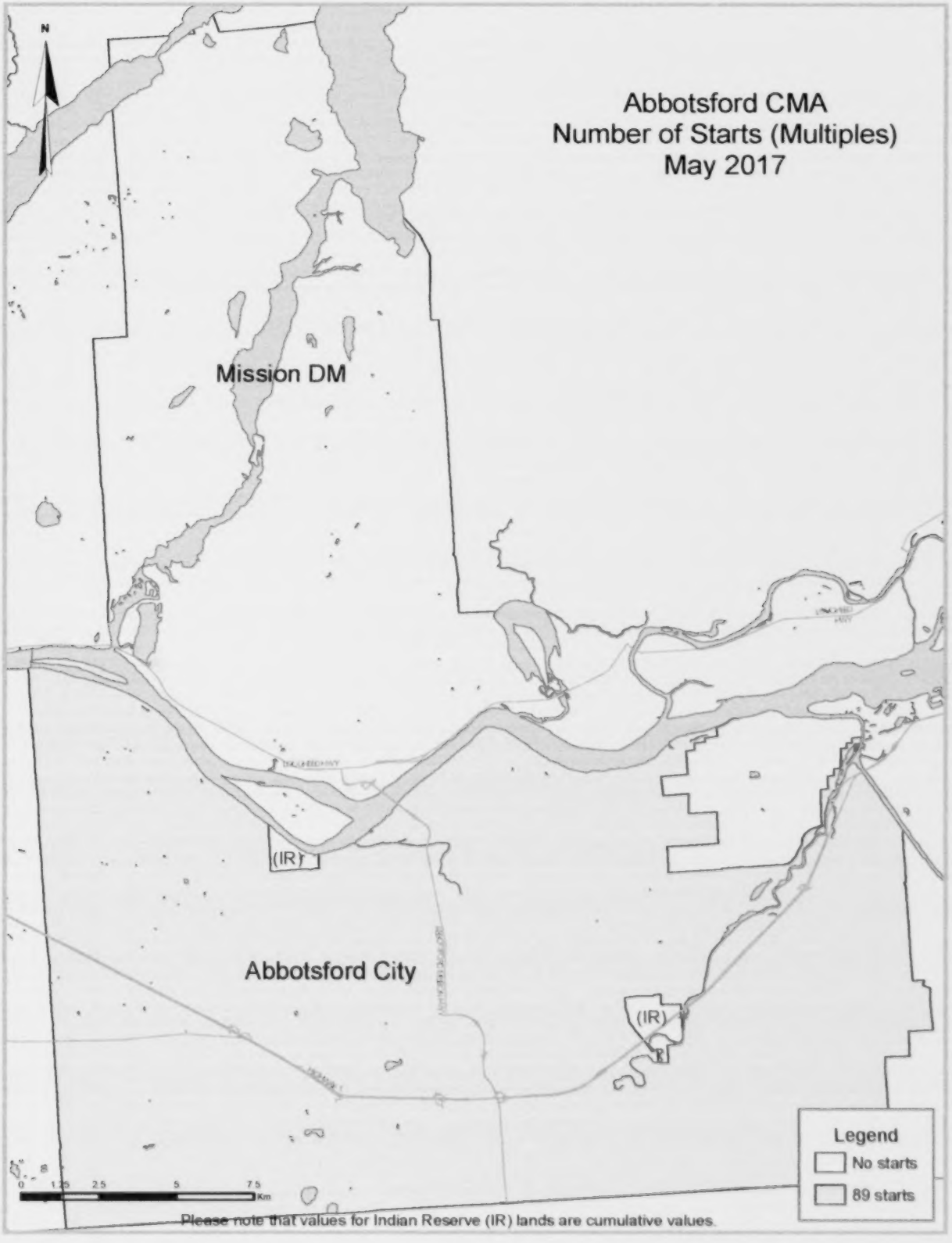
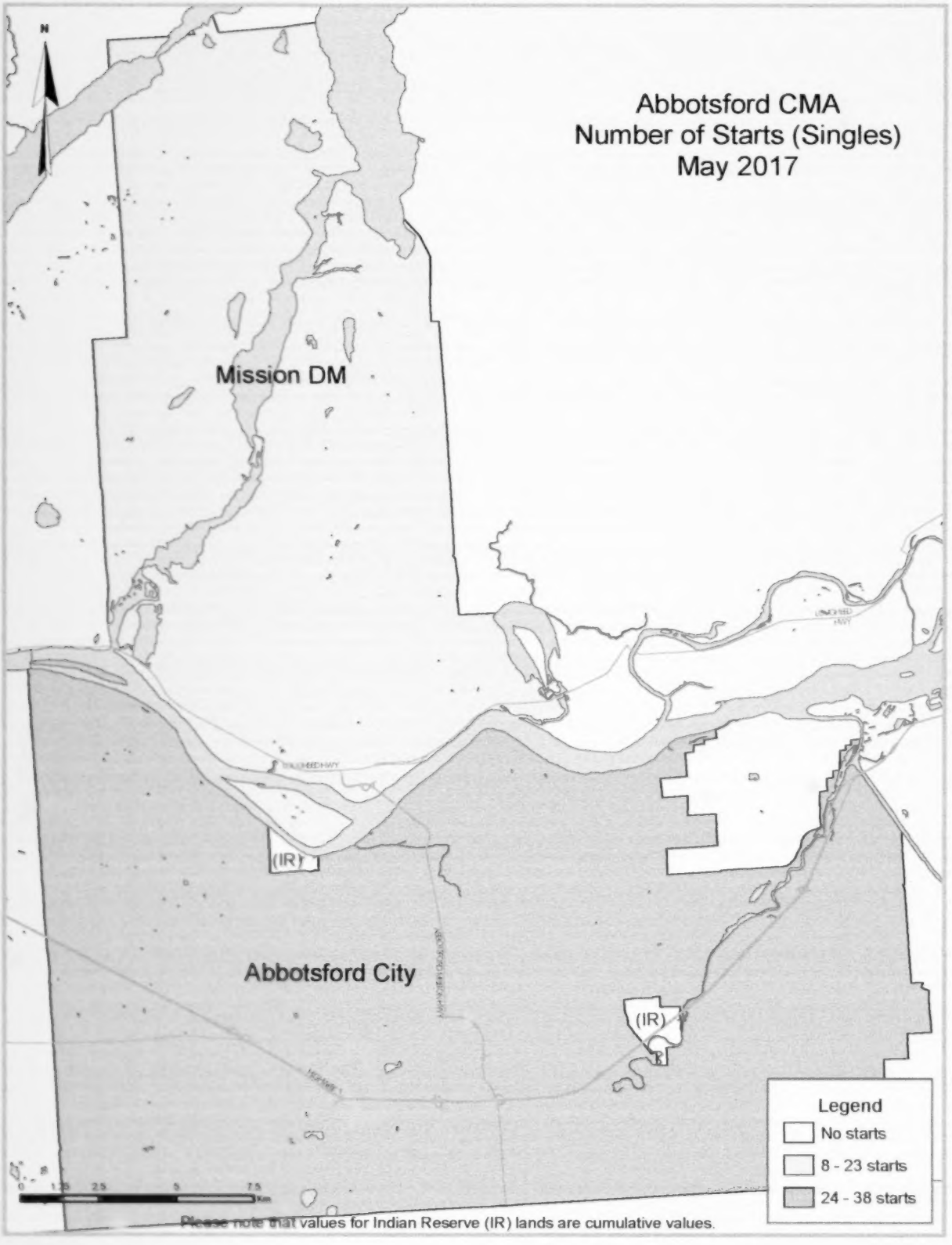
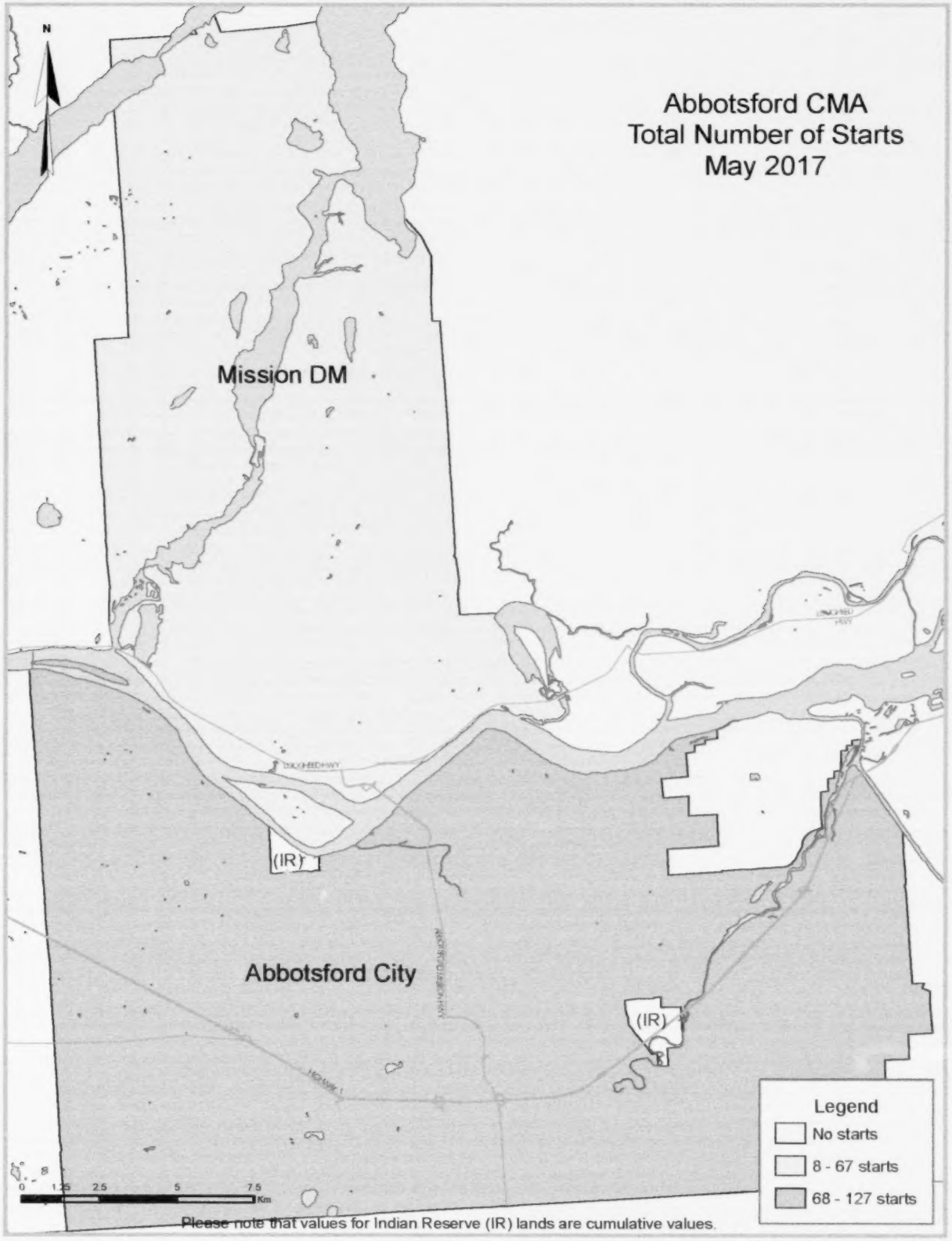
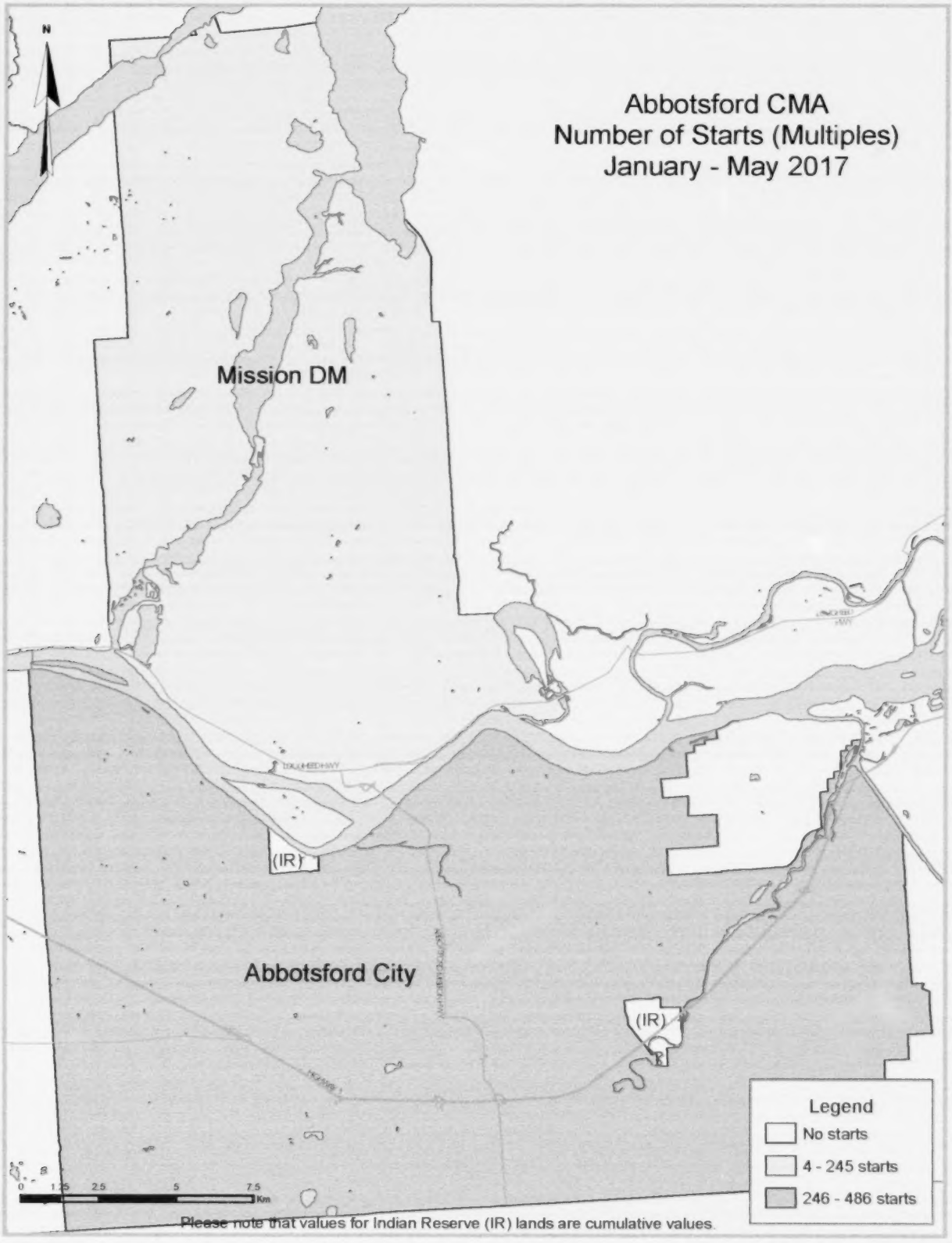
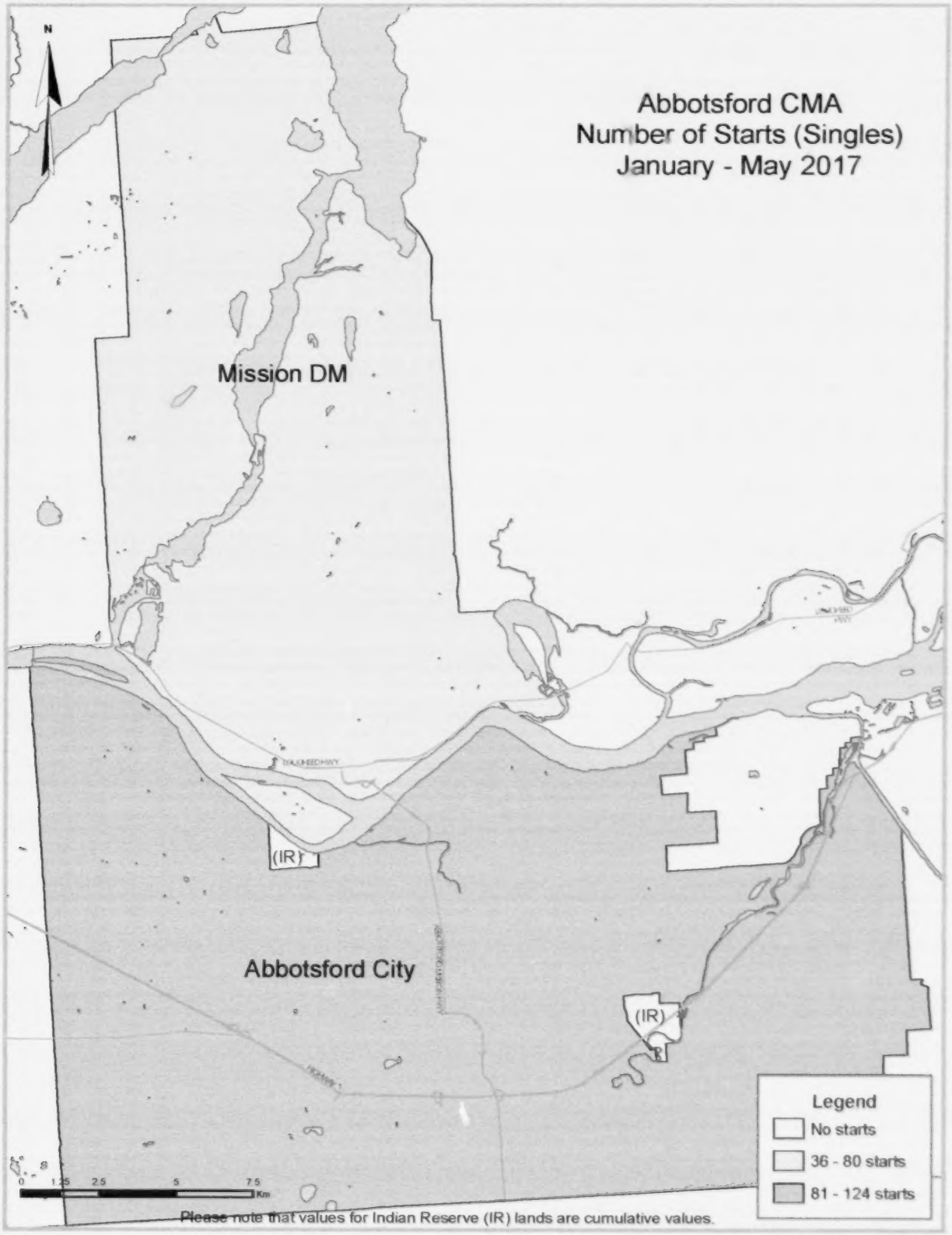
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 785 starts
786 - 1570 starts
1571 - 2355 starts

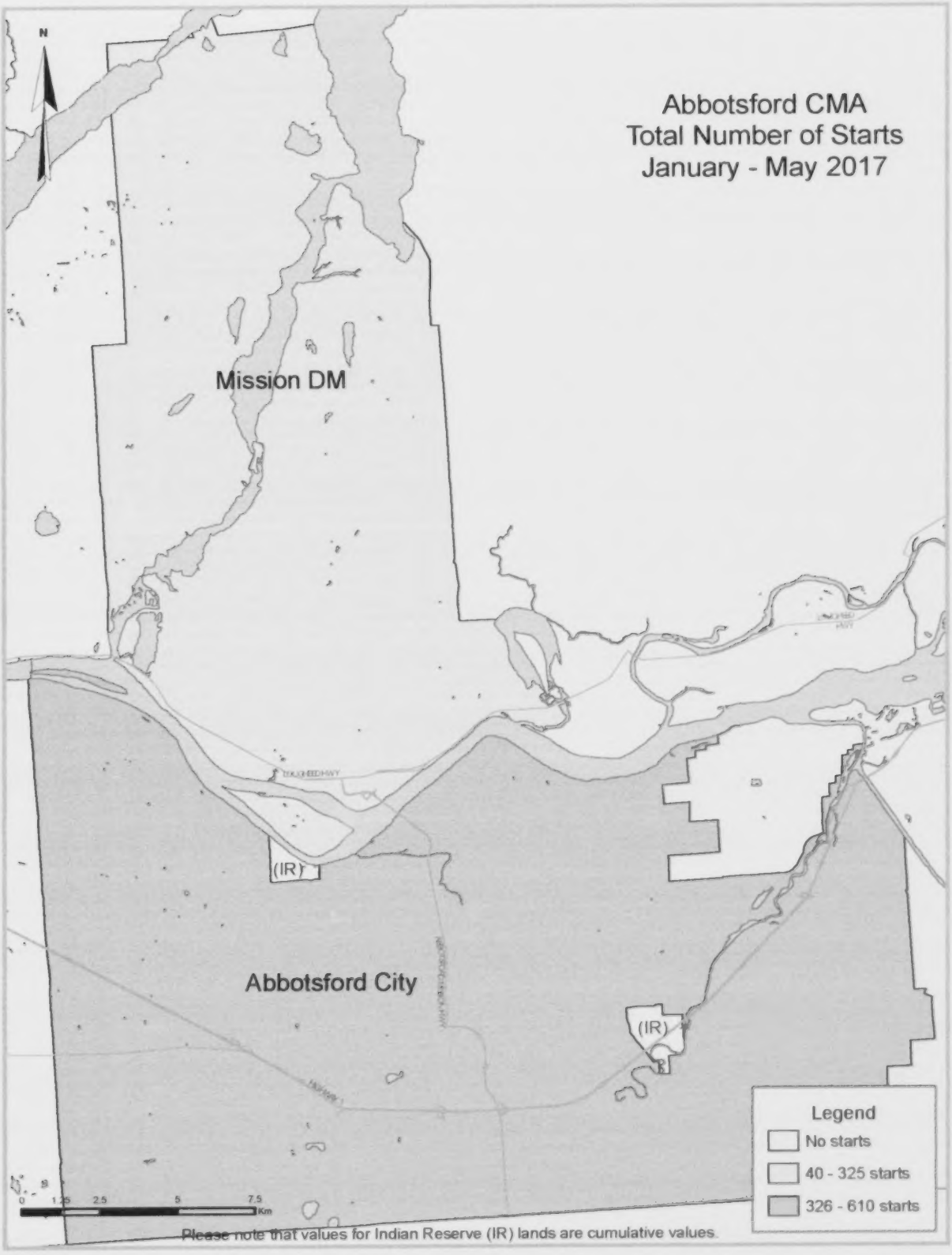

N
Abbotsford CMA
Number of Starts (Multiples)
May 2017
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
89 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
May 2017
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
8 - 23 starts
24 - 38 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
May 2017
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
8 - 67 starts
68 - 127 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - May 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 245 starts
246 - 486 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - May 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
36 - 80 starts
81 - 124 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - May 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
40 - 325 starts
326 - 610 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2017		
Vancouver CMA[1]	April 2017	May 2017
Trend[2]	25,493	25,030
SAAR	29,471	29,133
	May 2016	May 2017
Actual		
May - Single-Detached	528	461
May - Multiples	1,483	2,021
May - Total	2,011	2,482
January to May - Single-Detached	2,183	1,764
January to May - Multiples	9,660	8,467
January to May - Total	11,843	10,231

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	380	18	8	32	290	1,314	49	391	2,482
May 2016	438	34	0	1	247	750	89	452	2,011
% Change	-13.2	-47.1	n/a	**	17.4	75.2	-44.9	-13.5	23.4
Year-to-date 2017	1,508	92	28	79	1,247	5,566	177	1,534	10,231
Year-to-date 2016	1,867	122	28	19	1,335	5,631	299	2,542	11,843
% Change	-19.2	-24.6	0.0	**	-6.6	-1.2	-40.8	-39.7	-13.6
UNDER CONSTRUCTION									
May 2017	4,551	246	74	189	3,126	22,821	572	7,672	39,341
May 2016	4,161	250	105	52	2,699	18,446	535	5,196	31,444
% Change	9.4	-1.6	-29.5	**	15.8	23.7	6.9	47.7	25.1
COMPLETIONS									
May 2017	249	24	0	5	287	905	41	246	1,757
May 2016	288	22	8	0	173	866	41	275	1,673
% Change	-13.5	9.1	-100.0	n/a	65.9	4.5	0.0	-10.5	5.0
Year-to-date 2017	1,343	100	34	49	1,105	4,509	195	1,253	8,588
Year-to-date 2016	1,554	128	12	18	1,072	4,362	170	1,241	8,557
% Change	-13.6	-21.9	183.3	172.2	3.1	3.4	14.7	1.0	0.4
COMPLETED & NOT ABSORBED									
May 2017	872	71	12	5	132	280	n/a	n/a	1,372
May 2016	606	50	4	9	101	451	n/a	n/a	1,221
% Change	43.9	42.0	200.0	-44.4	30.7	-37.9	n/a	n/a	12.4
ABSORBED									
May 2017	265	21	4	6	303	902	n/a	n/a	1,501
May 2016	289	26	4	1	186	1 026	n/a	n/a	1,532
% Change	-8.3	-19.2	0.0	**	62.9	-12.1	n/a	n/a	-2.0
Year-to-date 2017	1,311	83	26	52	1,129	4,484	n/a	n/a	7,085
Year-to-date 2016	1,657	151	8	18	1,207	4,660	n/a	n/a	7,701
% Change	-20.9	-45.0	**	188.9	-6.5	-3.8	n/a	n/a	-8.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2017	31	4	0	0	44	226	0	27	332
May 2016	19	6	0	0	0	15	1	14	55
Delta									
May 2017	18	0	0	2	0	0	0	13	33
May 2016	11	0	0	0	8	0	0	7	26
Langley									
May 2017	20	0	0	10	82	0	1	80	193
May 2016	28	2	0	1	89	68	4	9	201
Maple Ridge / Pitt Meadows									
May 2017	33	2	0	0	9	0	0	7	51
May 2016	66	0	0	0	27	0	0	0	93
New Westminster									
May 2017	5	0	0	0	0	0	0	5	10
May 2016	3	2	0	0	0	0	0	94	99
North Vancouver									
May 2017	29	4	0	0	0	95	1	43	172
May 2016	21	2	0	0	0	213	2	17	255
Richmond									
May 2017	32	0	0	2	38	185	0	5	262
May 2016	40	0	0	0	0	0	0	7	47
Surrey									
May 2017	93	0	8	15	88	248	0	33	485
May 2016	99	14	0	0	106	57	1	40	317
Tri-Cities									
May 2017	28	0	0	2	7	353	0	84	474
May 2016	35	0	0	0	0	0	2	21	58
University Endowment Lands									
May 2017	0	0	0	0	0	73	0	0	73
May 2016	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2017	49	8	0	0	22	134	47	87	347
May 2016	84	8	0	0	17	397	79	239	824
West Vancouver									
May 2017	28	0	0	0	0	0	0	0	28
May 2016	22	0	0	0	0	0	0	0	22
White Rock									
May 2017	12	0	0	0	0	0	0	7	19
May 2016	5	0	0	0	0	0	0	3	8
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2017	380	18	8	32	290	1,314	49	391	2,482
May 2016	438	34	0	1	247	750	89	452	2,011

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2017	397	56	0	0	161	4,722	0	746	6,082
May 2016	355	80	0	0	158	2,734	1	367	3,695
Delta									
May 2017	143	2	0	26	138	517	4	78	908
May 2016	100	4	0	14	43	347	1	66	575
Langley									
May 2017	321	6	4	63	542	305	1	419	1,661
May 2016	192	4	36	5	450	504	5	199	1,395
Maple Ridge / Pitt Meadows									
May 2017	224	10	0	0	236	160	2	39	671
May 2016	280	6	5	0	263	47	3	12	616
New Westminster									
May 2017	77	16	0	0	107	1,111	0	1,220	2,531
May 2016	69	8	0	0	27	474	0	643	1,221
North Vancouver									
May 2017	250	24	0	0	69	1,331	16	364	2,054
May 2016	194	14	0	0	47	1,618	17	347	2,237
Richmond									
May 2017	574	6	0	29	295	2,214	3	265	3,386
May 2016	467	4	0	16	222	2,757	4	367	3,837
Surrey									
May 2017	905	0	20	26	1,125	2,503	5	513	5,097
May 2016	853	16	3	2	1,054	1,864	2	485	4,279
Tri-Cities									
May 2017	285	20	12	17	161	2,203	11	315	3,024
May 2016	258	8	0	0	246	1,589	7	165	2,273
University Endowment Lands									
May 2017	15	0	0	0	0	178	0	302	495
May 2016	17	0	0	0	0	214	0	0	231
Vancouver City									
May 2017	896	94	34	20	278	7,268	525	3,357	12,562
May 2016	999	106	57	9	166	6,072	489	2,505	10,403
West Vancouver									
May 2017	322	8	0	1	14	69	1	0	415
May 2016	255	0	0	2	23	77	2	0	359
White Rock									
May 2017	74	0	4	0	0	149	0	48	275
May 2016	61	0	4	0	0	149	0	37	251
First Nations									
May 2017	0	0	0	0	0	91	0	0	91
May 2016	18	0	0	0	0	0	4	0	22
Vancouver CMA									
May 2017	4,551	246	74	189	3,126	22,821	572	7,672	39,341
May 2016	4,161	250	105	52	2,699	18,446	535	5,196	31,444

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2017	15	4	0	0	0	21	0	10	50
May 2016	15	8	0	0	0	0	0	13	36
Delta									
May 2017	3	0	0	0	21	0	0	3	27
May 2016	9	0	0	0	6	19	0	6	40
Langley									
May 2017	23	0	0	4	48	0	2	14	91
May 2016	16	0	4	0	9	0	3	4	36
Maple Ridge / Pitt Meadows									
May 2017	10	0	0	0	0	0	0	1	11
May 2016	28	2	4	0	18	0	0	2	54
New Westminster									
May 2017	8	2	0	0	32	0	0	6	48
May 2016	2	2	0	0	0	0	0	2	6
North Vancouver									
May 2017	20	4	0	0	0	0	2	16	42
May 2016	18	0	0	0	0	0	2	108	128
Richmond									
May 2017	13	0	0	0	14	431	0	137	595
May 2016	24	0	0	0	0	398	1	3	426
Surrey									
May 2017	58	2	0	0	170	0	0	25	255
May 2016	92	0	0	0	101	0	1	47	241
Tri-Cities									
May 2017	2	0	0	0	0	0	0	1	3
May 2016	23	0	0	0	24	0	0	16	63
University Endowment Lands									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	11	158	0	0	169
Vancouver City									
May 2017	79	12	0	0	2	453	37	33	616
May 2016	52	10	0	0	4	291	34	72	463
West Vancouver									
May 2017	17	0	0	0	0	0	0	0	17
May 2016	5	0	0	0	0	0	0	0	5
White Rock									
May 2017	1	0	0	0	0	0	0	0	1
May 2016	3	0	0	0	0	0	0	2	5
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2017	249	24	0	5	287	905	41	246	1,757
May 2016	288	22	8	0	173	866	41	275	1,673

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2017	96	24	0	0	0	17	n/a	n/a	137
May 2016	55	8	0	0	0	3	n/a	n/a	66
Delta									
May 2017	11	0	0	0	0	4	n/a	n/a	15
May 2016	10	0	0	0	13	0	n/a	n/a	23
Langley									
May 2017	26	0	4	0	13	0	n/a	n/a	43
May 2016	16	0	4	5	9	0	n/a	n/a	34
Maple Ridge / Pitt Meadows									
May 2017	41	0	0	0	29	64	n/a	n/a	134
May 2016	10	0	0	0	6	131	n/a	n/a	147
New Westminster									
May 2017	15	3	0	0	15	2	n/a	n/a	35
May 2016	1	2	0	0	0	58	n/a	n/a	61
North Vancouver									
May 2017	35	8	0	0	0	152	n/a	n/a	195
May 2016	10	1	0	0	8	86	n/a	n/a	105
Richmond									
May 2017	194	2	0	1	7	2	n/a	n/a	206
May 2016	143	2	0	2	15	56	n/a	n/a	218
Surrey									
May 2017	64	0	0	1	60	2	n/a	n/a	127
May 2016	62	0	0	1	45	30	n/a	n/a	138
Tri-Cities									
May 2017	56	3	3	0	1	23	n/a	n/a	86
May 2016	29	0	0	0	2	35	n/a	n/a	66
University Endowment Lands									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	1	0	0	0	0	6	n/a	n/a	7
Vancouver City									
May 2017	294	31	0	0	7	12	n/a	n/a	344
May 2016	240	36	0	1	3	43	n/a	n/a	323
West Vancouver									
May 2017	31	0	0	0	0	0	n/a	n/a	31
May 2016	13	0	0	0	0	0	n/a	n/a	13
White Rock									
May 2017	9	0	0	0	0	2	n/a	n/a	11
May 2016	16	1	0	0	0	3	n/a	n/a	20
First Nations									
May 2017	0	0	5	0	0	0	n/a	n/a	5
May 2016	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2017	872	71	12	5	132	280	n/a	n/a	1,372
May 2016	606	50	4	9	101	451	n/a	n/a	1,221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2017	17	9	0	0	0	5	n/a	n/a	31
May 2016	22	14	0	0	0	0	n/a	n/a	36
Delta									
May 2017	6	0	0	1	25	6	n/a	n/a	38
May 2016	9	0	0	0	0	19	n/a	n/a	28
Langley									
May 2017	19	0	0	4	51	0	n/a	n/a	74
May 2016	18	0	0	0	6	3	n/a	n/a	27
Maple Ridge / Pitt Meadows									
May 2017	15	0	0	0	1	9	n/a	n/a	25
May 2016	30	2	4	0	21	18	n/a	n/a	75
New Westminster									
May 2017	5	0	0	0	25	1	n/a	n/a	31
May 2016	2	0	0	0	4	88	n/a	n/a	94
North Vancouver									
May 2017	9	0	0	0	0	0	n/a	n/a	9
May 2016	19	0	0	0	1	8	n/a	n/a	28
Richmond									
May 2017	15	0	0	0	27	431	n/a	n/a	473
May 2016	16	0	0	0	1	387	n/a	n/a	404
Surrey									
May 2017	70	2	0	0	170	0	n/a	n/a	242
May 2016	85	1	0	1	112	24	n/a	n/a	223
Tri-Cities									
May 2017	9	0	4	0	2	0	n/a	n/a	15
May 2016	27	0	0	0	24	0	n/a	n/a	51
University Endowment Lands									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	11	153	n/a	n/a	164
Vancouver City									
May 2017	83	10	0	1	2	450	n/a	n/a	546
May 2016	51	9	0	0	6	326	n/a	n/a	392
West Vancouver									
May 2017	15	0	0	0	0	0	n/a	n/a	15
May 2016	4	0	0	0	0	0	n/a	n/a	4
White Rock									
May 2017	2	0	0	0	0	0	n/a	n/a	2
May 2016	5	0	0	0	0	0	n/a	n/a	5
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2017	265	21	4	6	303	902	n/a	n/a	1,501
May 2016	289	26	4	1	186	1,026	n/a	n/a	1,532

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,394	282	81	145	3,461	12,620	664	6,177	27,914
% Change	9.0	-8.4	-29.6	119.7	31.5	27.5	26.5	88.0	33.8
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national comistency.

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Anmore	2	3	0	0	0	0	0	0	2	3	-33.3
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	0	1	1	3	-66.7
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	8	0	0	0	0	108	5	117	13	**
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - South & East	7	4	0	0	0	0	27	3	34	7	**
Burnaby - Central Park	3	2	0	0	0	0	2	1	5	3	66.7
Burnaby - Remainder	10	6	4	6	44	0	114	20	172	32	**
Burnaby Total	31	20	4	6	44	0	253	29	332	55	**
Coquitlam	23	32	0	0	0	0	435	19	458	51	**
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	4	2	0	0	0	8	3	0	7	10	-30.0
Delta - North	14	7	0	0	0	0	10	7	24	14	71.4
Delta	20	11	0	0	0	8	13	7	33	26	26.9
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	30	32	0	2	82	89	80	77	192	200	-4.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	65	0	0	9	27	7	0	46	92	-50.0
New Westminster	5	3	0	2	0	0	5	94	10	99	-89.9
North Vancouver City	5	6	4	2	0	0	127	220	136	228	-40.4
North Vancouver DM	25	17	0	0	0	0	11	10	36	27	33.3
Pitt Meadows	3	1	2	0	0	0	0	0	5	1	**
Port Coquitlam	3	4	0	0	7	0	2	2	12	6	100.0
Port Moody	4	1	0	0	0	0	0	0	4	1	**
Richmond	34	40	6	0	32	0	190	7	262	47	**
Surrey - South	58	24	0	4	48	33	253	3	359	64	**
Surrey - Cloverdale	2	11	2	0	13	10	2	62	19	83	-77.1
Surrey - North	32	54	0	10	33	50	15	24	80	138	-42.0
Surrey - Guildford	2	1	0	0	0	0	2	1	4	2	100.0
Surrey - Whalley	14	10	0	0	0	13	9	7	23	30	-23.3
Surrey Total	108	100	2	14	94	106	281	97	485	317	53.0
University Endowment Lands	0	0	0	0	0	0	73	0	73	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	55	0	55	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	20	0	20	-100.0
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	3	0	4	-100.0
Vancouver - Kerrisdale	4	5	0	0	0	0	0	2	4	7	-42.9
Vancouver - Marpole	3	10	0	2	20	0	1	131	24	143	-83.2
Vancouver - Eastside	70	113	2	6	0	17	91	351	163	487	-66.5
Vancouver - Mt. Pleasant	0	0	6	0	0	0	0	0	6	0	n/a
Vancouver - Strath/Grand	3	0	0	0	0	0	6	0	9	0	n/a
Vancouver - Westside	15	34	2	0	0	0	68	129	85	163	-47.9
Vancouver Total	96	163	10	8	20	17	221	636	347	824	-57.9
West Vancouver	28	22	0	0	0	0	0	0	28	22	27.3
White Rock	12	5	0	0	0	0	7	3	19	8	137.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	461	528	28	34	288	247	1,705	1,202	2,482	2,011	23.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	7	9	0	0	0	0	0	0	7	9	-22.2
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	18	5	2	0	0	0	4	1	24	6	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	32	45	4	4	0	0	730	33	766	82	**
Burnaby - Lougheed Mall	3	1	0	0	0	0	3	97	6	98	-93.9
Burnaby - South & East	14	16	0	6	0	0	34	14	48	36	33.3
Burnaby - Central Park	7	8	2	4	0	0	6	788	15	800	-98.1
Burnaby - Remainder	57	74	18	28	86	68	149	257	310	427	-27.4
Burnaby Total	113	144	24	42	86	68	922	1,189	1,145	1,443	-20.7
Coquitlam	98	158	4	28	21	18	903	621	1,026	825	24.4
Delta - Tsawwassen	26	14	0	0	0	0	1	3	27	17	58.8
Delta - Ladner	22	15	9	2	80	41	4	2	106	60	76.7
Delta - North	36	18	0	0	0	0	132	18	168	36	**
Delta	84	47	0	2	80	41	137	23	301	113	166.4
Langley City	5	2	0	0	0	14	0	0	5	16	-68.8
Langley District	163	116	4	6	242	345	462	97	871	564	54.4
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	107	225	4	2	101	162	27	6	239	395	-39.5
New Westminster	25	24	12	4	20	12	790	335	847	375	125.9
North Vancouver City	27	31	8	10	3	7	140	562	178	610	-70.8
North Vancouver DM	80	60	0	0	14	15	38	513	132	588	-77.6
Pitt Meadows	8	8	4	0	0	0	0	0	12	8	50.0
Port Coquitlam	26	17	0	6	35	28	330	8	391	59	**
Port Moody	11	7	4	0	8	7	1	0	24	14	71.4
Richmond	182	174	16	6	42	55	619	705	859	940	-8.6
Surrey - South	169	159	4	20	321	207	271	38	765	424	80.4
Surrey - Cloverdale	26	38	2	0	40	27	18	79	86	144	-40.3
Surrey - North	131	192	2	10	143	143	61	99	337	444	-24.1
Surrey - Guildford	3	6	0	0	0	52	127	5	130	63	106.3
Surrey - Whalley	52	45	0	2	0	21	985	115	1,037	183	**
Surrey Total	381	440	8	32	504	450	1,462	336	2,355	1,258	87.2
University Endowment Lands	3	1	0	0	0	0	268	0	271	1	**
Vancouver - West End	0	0	0	0	0	0	3	0	3	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	61	1,171	61	1,171	-94.8
Vancouver - Kitsilano	2	1	0	2	0	0	102	44	104	47	121.3
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	3	4	0	2	0	8	2	137	5	151	-96.7
Vancouver - Kerrisdale	12	21	0	0	0	0	1	4	13	25	-48.0
Vancouver - Marpole	21	27	4	4	66	0	8	394	99	425	-76.7
Vancouver - Eastside	228	394	22	20	13	48	651	825	914	1,287	-29.0
Vancouver - Mt. Pleasant	3	2	10	8	4	0	1	369	18	379	-95.3
Vancouver - Strath/Grand	7	6	0	4	0	0	7	368	14	378	-96.3
Vancouver - Westside	67	137	2	2	0	29	148	307	217	475	-54.3
Vancouver Total	344	592	38	42	83	85	984	3,619	1,449	4,338	-66.6
West Vancouver	56	82	0	0	0	0	0	57	56	139	-59.7
White Rock	24	18	0	0	0	0	13	101	37	119	-68.9
First Nations	0	22	0	0	0	0	0	0	0	22	-100.0
Vancouver CMA	1,764	2,183	128	180	1,239	1,307	7,100	8,173	10,231	11,843	-13.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	101	0	7	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	0	0	0	0	20	0	7	3
Burnaby - Central Park	0	0	0	0	0	0	2	1
Burnaby - Remainder	44	0	0	0	105	15	9	5
Burnaby Total	44	0	0	0	226	15	27	14
Coquitlam	0	0	0	0	353	0	82	19
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	8	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	10	7
Delta	0	8	0	0	0	0	13	7
Langley City	0	0	0	0	0	0	0	0
Langley District	82	89	0	0	0	68	80	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	27	0	0	0	0	7	0
New Westminster	0	0	0	0	0	0	5	94
North Vancouver City	0	0	0	0	95	213	32	7
North Vancouver DM	0	0	0	0	0	0	11	10
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	7	0	0	0	0	0	2	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	32	0	0	0	185	0	5	7
Surrey - South	48	33	0	0	248	0	5	3
Surrey - Cloverdale	13	10	0	0	0	57	2	5
Surrey - North	33	50	0	0	0	0	15	24
Surrey - Guildford	0	0	0	0	0	0	2	1
Surrey - Whalley	0	13	0	0	0	0	9	7
Surrey Total	94	106	0	0	248	57	33	40
University Endowment Lands	0	0	0	0	73	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	55	0
Vancouver - Kitsilano	0	0	0	0	0	20	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	3	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	20	0	0	0	0	0	1	131
Vancouver - Eastside	0	17	0	0	61	253	30	98
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	6	0	0	0
Vancouver - Westside	0	0	0	0	67	121	1	8
Vancouver Total	20	17	0	0	134	397	87	239
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	7	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	288	247	0	0	1,314	750	391	452

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	4	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	703	6	27	27
Burnaby - Lougheed Mall	0	0	0	0	0	97	3	0
Burnaby - South & East	0	0	0	0	20	0	14	14
Burnaby - Central Park	0	0	0	0	0	783	6	5
Burnaby - Remainder	86	68	0	0	105	78	44	179
Burnaby Total	86	68	0	0	828	964	94	225
Coquitlam	21	18	0	0	775	514	128	107
Delta - Tsawwassen	0	0	0	0	0	0	1	3
Delta - Ladner	80	41	0	0	0	0	4	2
Delta - North	0	0	0	0	105	0	27	18
Delta	80	41	0	0	105	0	32	23
Langley City	0	14	0	0	0	0	0	0
Langley District	242	345	0	0	137	68	325	29
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	101	162	0	0	0	0	27	6
New Westminster	20	12	0	0	582	0	208	335
North Vancouver City	3	7	0	0	95	438	45	124
North Vancouver DM	14	15	0	0	0	478	38	35
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	28	0	0	316	0	14	8
Port Moody	8	7	0	0	0	0	1	0
Richmond	42	55	0	0	584	673	35	32
Surrey - South	321	207	0	0	248	0	23	38
Surrey - Cloverdale	40	27	0	0	0	57	18	22
Surrey - North	143	143	0	0	0	0	61	99
Surrey - Guildford	0	52	0	0	124	0	3	5
Surrey - Whalley	0	21	0	0	946	81	39	34
Surrey Total	504	450	0	0	1,318	138	144	198
University Endowment Lands	0	0	0	0	178	0	90	0
Vancouver - West End	0	0	0	0	3	0	0	0
Vancouver - Downtown	0	0	0	0	0	493	61	678
Vancouver - Kitsilano	0	0	0	0	5	44	97	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	8	0	0	0	129	2	8
Vancouver - Kerrisdale	0	0	0	0	0	0	1	4
Vancouver - Marpole	66	0	0	0	0	261	8	133
Vancouver - Eastside	13	48	0	0	505	476	146	349
Vancouver - Mt. Pleasant	4	0	0	0	0	168	1	201
Vancouver - Strath/Grand	0	0	0	0	6	365	1	3
Vancouver - Westside	0	29	0	0	129	276	19	31
Vancouver Total	83	85	0	0	648	2,212	336	1,407
West Vancouver	0	0	0	0	0	57	0	0
White Rock	0	0	0	0	0	89	13	12
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,239	1,307	0	0	5,566	5,631	1,534	2,542

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Anmore	1	3	1	0	0	0	2	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	2	0	0	0	1	1	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	7	101	0	7	6	117	13
Burnaby - Lougheed Mall	2	0	0	0	2	0	4	0
Burnaby - South & East	7	4	20	0	7	3	34	7
Burnaby - Central Park	3	2	0	0	2	1	5	3
Burnaby - Remainder	14	12	149	15	9	5	172	32
Burnaby Total	35	25	270	15	27	15	332	55
Coquitlam	23	30	353	0	82	21	458	51
Delta - Tsawwassen	0	2	2	0	0	0	2	2
Delta - Ladner	4	2	0	8	3	0	7	10
Delta - North	14	7	0	0	10	7	24	14
Delta	18	11	2	8	13	7	33	26
Langley City	1	1	0	0	0	0	1	1
Langley District	19	29	92	158	81	13	192	200
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	65	9	27	7	0	46	92
New Westminster	5	5	0	0	5	94	10	99
North Vancouver City	8	7	95	213	33	8	136	228
North Vancouver DM	25	16	0	0	11	11	36	27
Pitt Meadows	5	1	0	0	0	0	5	1
Port Coquitlam	3	4	7	0	2	2	12	6
Port Moody	2	1	2	0	0	0	4	1
Richmond	32	40	225	0	5	7	262	47
Surrey - South	43	28	311	33	5	3	359	64
Surrey - Cloverdale	2	10	15	67	2	6	19	83
Surrey - North	40	64	25	50	15	24	80	138
Surrey - Guildford	2	1	0	0	2	1	4	2
Surrey - Whalley	14	10	0	13	9	7	23	30
Surrey Total	101	113	351	163	33	41	485	317
University Endowment Lands	0	0	73	0	0	0	73	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	55	0	55	0
Vancouver - Kitsilano	0	0	0	20	0	0	0	20
Vancouver - False Creek	0	0	0	0	1	0	1	0
Vancouver - Granville/Oak	0	0	0	3	0	1	0	4
Vancouver - Kerrisdale	2	4	0	0	2	3	4	7
Vancouver - Marpole	2	9	20	0	2	134	24	143
Vancouver - Eastside	35	52	61	270	67	165	163	487
Vancouver - Mt. Pleasant	6	0	0	0	0	0	6	0
Vancouver - Strath/Grand	1	0	6	0	2	0	9	0
Vancouver - Westside	11	27	69	121	5	15	85	163
Vancouver Total	57	92	156	414	134	318	347	824
West Vancouver	28	22	0	0	0	0	28	22
White Rock	12	5	0	0	7	3	19	8
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	406	472	1,636	998	440	541	2,482	2,011

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	4	8	3	1	0	0	7	9
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	19	5	0	0	5	1	24	6
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	36	48	703	6	27	28	766	82
Burnaby - Lougheed Mall	3	1	0	97	3	0	6	98
Burnaby - South & East	14	22	20	0	14	14	48	36
Burnaby - Central Park	9	12	0	783	6	5	15	800
Burnaby - Remainder	73	102	193	146	44	179	310	427
Burnaby Total	135	185	916	1,032	94	226	1,145	1,443
Coquitlam	108	154	788	558	130	113	1,026	825
Delta - Tsawwassen	8	10	18	4	1	3	27	17
Delta - Ladner	14	12	84	46	8	2	106	60
Delta - North	36	18	105	0	27	18	168	36
Delta	58	40	207	50	36	23	301	113
Langley City	5	2	0	14	0	0	5	16
Langley District	128	128	407	396	336	40	871	564
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	111	224	101	164	27	7	239	395
New Westminster	37	28	602	12	208	335	847	375
North Vancouver City	30	34	98	445	50	131	178	610
North Vancouver DM	77	55	14	493	41	40	132	588
Pitt Meadows	12	7	0	0	0	1	12	8
Port Coquitlam	25	23	351	28	15	8	391	59
Port Moody	3	7	20	7	1	0	24	14
Richmond	181	163	643	743	35	34	859	940
Surrey - South	152	162	590	224	23	38	765	424
Surrey - Cloverdale	26	37	42	84	18	23	86	144
Surrey - North	149	209	125	135	63	100	337	444
Surrey - Guildford	3	6	124	52	3	5	130	63
Surrey - Whalley	52	45	946	104	39	34	1,037	183
Surrey Total	382	459	1,827	599	146	200	2,355	1,258
University Endowment Lands	3	1	178	0	90	0	271	1
Vancouver - West End	0	0	3	0	0	0	3	0
Vancouver - Downtown	0	0	0	493	61	678	61	1,171
Vancouver - Kitsilano	2	3	5	44	97	0	104	47
Vancouver - False Creek	0	0	0	0	1	0	1	0
Vancouver - Granville/Oak	2	4	0	137	3	10	5	151
Vancouver - Kerrisdale	9	17	0	0	4	8	13	25
Vancouver - Marpole	13	26	70	261	16	138	99	425
Vancouver - Eastside	135	200	518	524	261	563	914	1,287
Vancouver - Mt. Pleasant	13	10	4	168	1	201	18	379
Vancouver - Strath/Grand	3	8	6	365	5	5	14	378
Vancouver - Westside	51	108	131	305	35	62	217	475
Vancouver Total	228	376	737	2,297	484	1,665	1,449	4,338
West Vancouver	56	81	0	57	0	1	56	139
White Rock	24	18	0	89	13	12	37	119
First Nations	0	18	0	0	0	4	0	22
Vancouver CMA	1,628	2,017	6,892	6,985	1,711	2,841	10,231	11,843

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	3	0	0	0	0	22	3	23	6	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	0	8	0	0	1	1	2	11	-81.8
Burnaby - Central Park	2	2	0	0	0	0	2	2	4	4	0.0
Burnaby - Remainder	11	8	4	0	0	0	6	7	21	15	40.0
Burnaby Total	15	15	4	8	0	0	31	13	50	36	38.9
Coquitlam	1	19	0	2	0	0	1	13	2	34	-94.1
Delta - Tsawwassen	0	1	0	0	0	0	0	19	0	20	-100.0
Delta - Ladner	0	2	0	0	21	6	0	1	21	9	133.3
Delta - North	3	6	0	0	0	0	3	5	6	11	-45.5
Delta	3	9	0	0	21	6	3	25	27	40	-32.5
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	28	19	0	2	48	11	14	4	90	36	150.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	9	28	0	2	0	22	1	2	10	54	-81.5
New Westminster	8	2	2	2	32	0	6	2	48	6	**
North Vancouver City	9	6	4	0	0	0	8	1	21	7	200.0
North Vancouver DM	13	14	0	0	0	0	8	107	21	121	-82.6
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	1	3	0	0	0	22	0	3	1	28	-96.4
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	13	25	0	0	14	0	568	401	595	426	39.7
Surrey - South	25	39	2	6	49	25	5	12	81	82	-1.2
Surrey - Cloverdale	7	13	0	0	3	0	4	8	14	21	-33.3
Surrey - North	19	26	4	0	92	47	11	17	126	90	40.0
Surrey - Guildford	0	3	0	0	15	23	0	0	15	26	-42.3
Surrey - Whalley	7	12	0	0	7	0	5	10	19	22	-13.6
Surrey Total	58	93	6	6	166	95	25	47	255	241	5.8
University Endowment Lands	0	0	0	0	0	11	0	158	0	169	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	435	0	435	0	n/a
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	7	6	0	0	0	0	1	1	8	7	14.3
Vancouver - Marpole	16	3	2	2	0	0	2	55	20	60	-66.7
Vancouver - Eastside	57	50	0	8	0	7	41	304	98	369	-73.4
Vancouver - Mt. Pleasant	1	0	8	0	0	0	0	0	9	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	34	19	2	4	0	0	7	3	43	26	65.4
Vancouver Total	116	79	14	14	0	7	486	363	616	463	33.0
West Vancouver	17	5	0	0	0	0	0	0	17	5	**
White Rock	1	3	0	0	0	0	0	2	1	5	-80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	295	322	30	36	281	174	1,151	1,141	1,757	1,673	5.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	1	8	0	0	0	0	0	0	1	8	-87.5
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	6	3	0	0	0	0	1	0	7	3	133.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	25	29	2	0	0	0	35	18	62	47	31.9
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - South & East	10	9	6	8	0	0	8	252	24	269	-91.1
Burnaby - Central Park	12	12	6	2	0	0	250	53	268	67	**
Burnaby - Remainder	63	76	16	36	50	0	46	102	175	214	-18.2
Burnaby Total	110	128	30	46	50	0	339	427	529	601	-12.0
Coquitlam	89	110	8	28	12	54	677	363	786	555	41.6
Delta - Tsawwassen	15	11	0	0	0	0	1	186	16	197	-91.9
Delta - Ladner	8	8	0	0	70	24	31	2	109	34	**
Delta - North	26	34	0	0	0	8	24	30	50	72	-30.6
Delta	49	53	0	0	70	32	56	218	175	303	-42.2
Langley City	1	2	0	0	0	0	184	0	185	2	**
Langley District	131	95	10	18	239	156	139	194	519	463	12.1
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	117	140	0	4	21	95	13	43	151	282	-46.5
New Westminster	30	17	2	2	44	22	208	460	284	501	-43.3
North Vancouver City	23	15	8	2	0	0	324	6	355	23	**
North Vancouver DM	40	53	0	0	0	93	24	196	64	342	-81.3
Pitt Meadows	4	7	0	0	0	0	0	1	4	8	-50.0
Port Coquitlam	9	10	4	2	23	31	5	7	41	50	-18.0
Port Moody	6	11	0	0	0	21	0	0	6	32	-81.3
Richmond	135	185	12	10	97	105	994	970	1,238	1,270	-2.5
Surrey - South	127	128	6	12	187	106	29	225	349	471	-25.9
Surrey - Cloverdale	40	50	2	4	38	72	86	32	166	158	5.1
Surrey - North	126	159	32	0	278	128	74	262	510	549	-7.1
Surrey - Guildford	5	8	0	0	15	67	4	5	24	80	-70.0
Surrey - Whalley	46	67	2	0	10	0	756	50	814	117	**
Surrey Total	344	412	42	16	528	373	949	574	1,863	1,375	35.5
University Endowment Lands	1	2	0	0	0	11	214	235	215	248	-13.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	591	289	591	289	104.5
Vancouver - Kitsilano	0	1	2	0	0	0	0	0	2	1	100.0
Vancouver - False Creek	1	0	0	0	0	0	231	241	232	241	-3.7
Vancouver - Granville/Oak	4	4	2	0	0	10	59	11	65	25	160.0
Vancouver - Kerrisdale	22	17	0	0	0	0	2	25	24	42	-42.9
Vancouver - Marpole	36	28	4	4	0	0	13	68	53	100	-47.0
Vancouver - Eastside	237	236	10	26	0	10	160	913	407	1,185	-65.7
Vancouver - Mt. Pleasant	1	1	8	16	0	9	290	0	299	26	**
Vancouver - Strath/Grand	2	5	6	8	0	0	76	49	84	62	35.5
Vancouver - Westside	137	114	2	4	0	9	196	289	335	416	-19.5
Vancouver Total	440	406	34	58	0	38	1,618	1,885	2,092	2,387	-12.4
West Vancouver	34	47	0	0	0	0	8	0	42	47	-10.6
White Rock	16	28	0	2	0	0	9	24	25	54	-53.7
First Nations	1	0	0	0	5	0	0	0	6	0	n/a
Vancouver CMA	1,587	1,735	150	188	1,089	1,031	5,762	5,603	8,588	8,557	0.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	21	0	1	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	1	1
Burnaby - Central Park	0	0	0	0	0	0	2	2
Burnaby - Remainder	0	0	0	0	0	0	6	7
Burnaby Total	0	0	0	0	21	0	10	13
Coquitlam	0	0	0	0	0	0	1	13
Delta - Tsawwassen	0	0	0	0	0	19	0	0
Delta - Ladner	21	6	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	3	5
Delta	21	6	0	0	0	19	3	6
Langley City	0	0	0	0	0	0	0	0
Langley District	48	11	0	0	0	0	14	4
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	22	0	0	0	0	1	2
New Westminster	32	0	0	0	0	0	6	2
North Vancouver City	0	0	0	0	0	0	8	1
North Vancouver DM	0	0	0	0	0	0	8	107
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	22	0	0	0	0	0	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	0	0	0	431	398	137	3
Surrey - South	49	25	0	0	0	0	5	12
Surrey - Cloverdale	3	0	0	0	0	0	4	8
Surrey - North	92	47	0	0	0	0	11	17
Surrey - Guildford	15	23	0	0	0	0	0	0
Surrey - Whalley	7	0	0	0	0	0	5	10
Surrey Total	166	95	0	0	0	0	25	47
University Endowment Lands	0	11	0	0	0	158	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	435	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	55	2	0
Vancouver - Eastside	0	0	0	7	18	236	23	68
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	7	3
Vancouver Total	0	0	0	7	453	291	33	72
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	281	167	0	7	905	866	246	275

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	21	0	14	18
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	2
Burnaby - South & East	0	0	0	0	0	245	8	7
Burnaby - Central Park	0	0	0	0	242	44	8	9
Burnaby - Remainder	50	0	0	0	0	42	46	60
Burnaby Total	50	0	0	0	263	331	76	96
Coquitlam	12	54	0	0	625	313	52	50
Delta - Tsawwassen	0	0	0	0	0	118	1	68
Delta - Ladner	70	24	0	0	30	0	1	2
Delta - North	0	8	0	0	0	0	24	30
Delta	70	32	0	0	30	118	26	100
Langley City	0	0	0	0	0	0	184	0
Langley District	239	156	0	0	94	100	45	94
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	95	0	0	0	40	13	3
New Westminster	44	22	0	0	0	452	208	8
North Vancouver City	0	0	0	0	308	0	16	6
North Vancouver DM	0	93	0	0	0	0	24	196
Pitt Meadows	0	0	0	0	0	0	0	1
Port Coquitlam	23	31	0	0	0	0	5	7
Port Moody	0	21	0	0	0	0	0	0
Richmond	97	105	0	0	821	938	173	32
Surrey - South	187	106	0	0	0	191	29	34
Surrey - Cloverdale	38	72	0	0	64	0	22	32
Surrey - North	278	128	0	0	0	163	74	99
Surrey - Guildford	15	67	0	0	0	0	4	5
Surrey - Whalley	10	0	0	0	728	0	28	50
Surrey Total	528	373	0	0	792	354	157	220
University Endowment Lands	0	11	0	0	214	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	591	97	0	192
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	231	241	0	0
Vancouver - Granville/Oak	0	10	0	0	57	11	2	0
Vancouver - Kerrisdale	0	0	0	0	0	22	2	3
Vancouver - Marpole	0	0	0	0	7	63	6	5
Vancouver - Eastside	0	3	0	7	18	770	142	143
Vancouver - Mt. Pleasant	0	9	0	0	250	0	40	0
Vancouver - Strath/Grand	0	0	0	0	76	6	0	43
Vancouver - Westside	0	9	0	0	124	268	72	21
Vancouver Total	0	31	0	7	1,354	1,478	264	407
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	0	3	9	21
First Nations	5	0	0	0	0	0	0	0
Vancouver CMA	1,089	1,024	0	7	4,509	4,362	1,253	1,241

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Anmore	0	0	1	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	3	21	0	1	3	23	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	10	0	0	1	1	2	11
Burnaby - Central Park	2	2	0	0	2	2	4	4
Burnaby - Remainder	15	8	0	0	6	7	21	15
Burnaby Total	19	23	21	0	10	13	50	36
Coquitlam	1	19	0	2	1	13	2	34
Delta - Tsawwassen	0	1	0	19	0	0	0	20
Delta - Ladner	0	2	21	6	0	1	21	9
Delta - North	3	6	0	0	3	5	6	11
Delta	3	9	21	25	3	6	27	40
Langley City	1	0	0	0	0	0	1	0
Langley District	22	20	52	9	16	7	90	36
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	34	0	18	1	2	10	54
New Westminster	10	4	32	0	6	2	48	6
North Vancouver City	11	4	0	0	10	3	21	7
North Vancouver DM	13	14	0	0	8	107	21	121
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	1	3	0	22	0	3	1	28
Port Moody	0	1	0	0	0	0	0	1
Richmond	13	24	445	398	137	4	595	426
Surrey - South	27	39	49	31	5	12	81	82
Surrey - Cloverdale	7	13	3	0	4	8	14	21
Surrey - North	19	25	96	47	11	18	126	90
Surrey - Guildford	0	3	15	23	0	0	15	26
Surrey - Whalley	7	12	7	0	5	10	19	22
Surrey Total	60	92	170	101	25	48	255	241
University Endowment Lands	0	0	0	169	0	0	0	169
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	435	0	0	0	435	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	1	0	1	0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	6	4	0	0	2	3	8	7
Vancouver - Marpole	14	5	0	55	6	0	20	60
Vancouver - Eastside	33	34	18	236	47	99	98	369
Vancouver - Mt. Pleasant	9	0	0	0	0	0	9	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	27	18	2	4	14	4	43	26
Vancouver Total	91	62	455	295	70	106	616	463
West Vancouver	17	5	0	0	0	0	17	5
White Rock	1	3	0	0	0	2	1	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	273	318	1,197	1,039	287	316	1,757	1,673

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	-	-
Belcarra													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Bowen Island													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Burnaby													
May 2017	0	0.0	0	0.0	0	0.0	8	47.1	9	52.9	17	2,590,000	2,455,968
May 2016	0	0.0	0	0.0	8	36.4	13	59.1	1	4.5	22	1,702,500	1,738,165
Year-to-date 2017	0	0.0	0	0.0	3	3.6	49	58.3	32	38.1	84	2,212,500	2,385,231
Year-to-date 2016	0	0.0	2	1.6	39	30.2	72	55.8	16	12.4	129	1,690,000	1,829,493
Coquitlam													
May 2017	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	-	1,963,648
May 2016	4	17.4	5	21.7	12	52.2	2	8.7	0	0.0	23	1,160,000	1,127,585
Year-to-date 2017	0	0.0	4	4.7	22	25.6	56	65.1	4	4.7	86	1,690,000	1,774,248
Year-to-date 2016	5	3.8	15	11.5	84	64.1	26	19.8	1	0.8	131	1,290,000	1,287,318
Delta													
May 2017	0	0.0	1	14.3	1	14.3	5	71.4	0	0.0	7	-	1,479,014
May 2016	0	0.0	0	0.0	3	33.3	5	55.6	1	11.1	9	-	1,630,438
Year-to-date 2017	0	0.0	6	12.8	22	46.8	19	40.4	0	0.0	47	1,425,000	1,433,560
Year-to-date 2016	0	0.0	5	10.4	26	54.2	13	27.1	4	8.3	48	1,295,000	1,555,965
Langley City													
May 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Langley District													
May 2017	3	13.6	9	40.9	9	40.9	1	4.5	0	0.0	22	950,000	1,007,998
May 2016	6	33.3	5	27.8	4	22.2	3	16.7	0	0.0	18	862,500	1,114,175
Year-to-date 2017	7	6.7	42	40.0	38	36.2	16	15.2	2	1.9	105	1,100,000	1,176,500
Year-to-date 2016	24	28.2	38	44.7	15	17.6	7	8.2	1	1.2	85	865,000	988,580

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Maple Ridge													
May 2017	0	0.0	7	50.0	5	35.7	2	14.3	0	0.0	14	1,012,500	1,128,883
May 2016	28	93.3	1	3.3	1	3.3	0	0.0	0	0.0	30	620,000	635,184
Year-to-date 2017	21	16.5	74	58.3	21	16.5	10	7.9	1	0.8	127	870,000	951,934
Year-to-date 2016	144	86.7	12	7.2	9	5.4	1	0.6	0	0.0	166	605,000	646,082
New Westminster													
May 2017	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	1,680,000
May 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	12	60.0	3	15.0	5	25.0	20	-	1,774,643
Year-to-date 2016	2	8.7	6	26.1	13	56.5	2	8.7	0	0.0	23	995,000	1,040,325
North Vancouver City													
May 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
May 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	1,566,500
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	50.0	7	50.0	14	-	2,448,448
Year-to-date 2016	0	0.0	0	0.0	6	50.0	6	50.0	0	0.0	12	-	1,510,350
North Vancouver DM													
May 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	3,749,811
May 2016	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	2,400,000	2,812,718
Year-to-date 2017	0	0.0	0	0.0	0	0.0	11	26.2	31	73.8	42	3,147,500	3,169,031
Year-to-date 2016	0	0.0	0	0.0	7	10.3	41	60.3	20	29.4	68	2,250,000	2,323,274
Pitt Meadows													
May 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Port Coquitlam													
May 2017	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
May 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	3	20.0	11	73.3	1	6.7	0	0.0	15	-	1,067,026
Year-to-date 2016	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	-	-
Port Moody													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	-	-
Year-to-date 2016	0	0.0	0	0.0	9	81.8	1	9.1	1	9.1	11	1,300,000	1,443,711
Richmond													
May 2017	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	2,940,000	2,992,413
May 2016	0	0.0	1	6.3	2	12.5	6	37.5	7	43.8	16	2,420,000	2,508,142
Year-to-date 2017	0	0.0	0	0.0	7	4.3	76	46.9	79	48.8	162	2,405,000	2,658,147
Year-to-date 2016	0	0.0	6	4.0	9	6.0	75	50.3	59	39.6	149	2,200,000	2,348,392

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2017	0	0.0	6	8.6	42	60.0	14	20.0	8	11.4	70	1,400,000	1,580,842
May 2016	8	9.3	45	52.3	20	23.3	10	11.6	3	3.5	86	970,000	1,126,265
Year-to-date 2017	12	3.2	68	18.2	208	55.6	59	15.8	27	7.2	374	1,295,000	1,408,306
Year-to-date 2016	50	11.7	193	45.3	115	27.0	58	13.6	10	2.3	426	957,500	1,133,429
University Endowment Lands													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
May 2017	0	0.0	0	0.0	1	1.2	15	17.9	68	81.0	84	3,387,500	4,018,795
May 2016	1	2.0	2	3.9	3	5.9	16	31.4	29	56.9	51	2,810,000	3,041,113
Year-to-date 2017	0	0.0	1	0.5	6	2.8	52	23.9	159	72.9	218	3,000,000	3,759,816
Year-to-date 2016	2	0.7	4	1.4	37	12.7	95	32.5	154	52.7	292	2,590,000	2,879,144
West Vancouver													
May 2017	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	4,390,000	6,278,600
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	4,497,750
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	4,390,000	5,924,045
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	13.1	53	86.9	61	4,050,000	4,430,519
White Rock													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
May 2016	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	2,530,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	31.8	15	68.2	22	-	2,865,125
Year-to-date 2016	0	0.0	2	6.7	4	13.3	12	40.0	12	40.0	30	2,100,000	2,259,281
First Nations													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Vancouver CMA													
May 2017	3	1.1	23	8.5	66	24.4	59	21.8	120	44.3	271	2,240,000	2,743,952
May 2016	47	16.2	61	21.0	59	20.3	68	23.4	55	19.0	290	1,330,000	1,721,000
Year-to-date 2017	42	3.1	199	14.6	356	26.1	375	27.5	391	28.7	1,363	1,700,000	2,141,896
Year-to-date 2016	233	13.9	299	17.9	378	22.6	425	25.4	339	20.3	1,674	1,400,000	1,770,512

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2017						
Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Anmore	-	-	n/a	-	-	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,455,968	1,738,165	41.3	2,385,231	1,829,493	30.4
Coquitlam	1,963,648	1,127,585	74.1	1,774,248	1,287,318	37.8
Delta	1,479,014	1,630,438	-9.3	1,433,560	1,555,965	-7.9
Langley City	-	-	n/a	-	-	n/a
Langley District	1,007,998	1,114,175	-9.5	1,176,500	988,580	19.0
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	1,128,883	635,184	77.7	951,934	646,082	47.3
New Westminster	1,680,000	-	n/a	1,774,643	1,040,325	70.6
North Vancouver City	-	1,566,500	n/a	2,448,448	1,510,350	62.1
North Vancouver DM	3,749,811	2,812,718	33.3	3,169,031	2,323,274	36.4
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	-	n/a	1,067,026	-	n/a
Port Moody	-	-	n/a	-	1,443,711	n/a
Richmond	2,992,413	2,508,142	19.3	2,658,147	2,348,392	13.2
Surrey	1,580,842	1,126,265	40.4	1,408,306	1,133,429	24.3
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	4,018,795	3,041,113	32.1	3,759,816	2,879,144	30.6
West Vancouver	6,278,600	4,497,750	39.6	5,924,045	4,430,519	33.7
White Rock	-	2,530,000	n/a	2,865,125	2,259,281	26.8
First Nations	-	-	n/a	-	-	n/a
Vancouver CMA	2,743,952	1,721,000	59.4	2,141,896	1,770,512	21.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

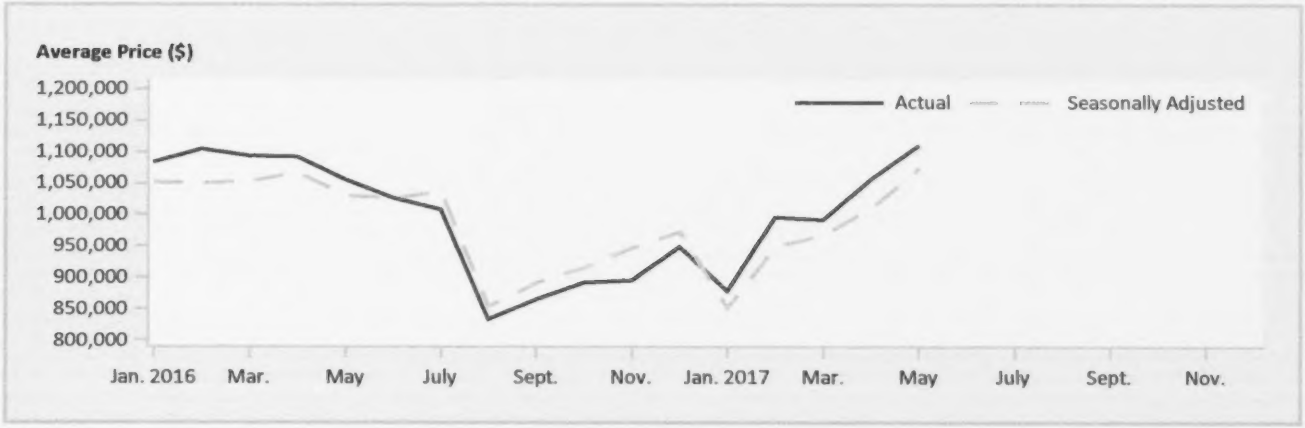


Figure 5.2: MLS® Residential Sales for Vancouver

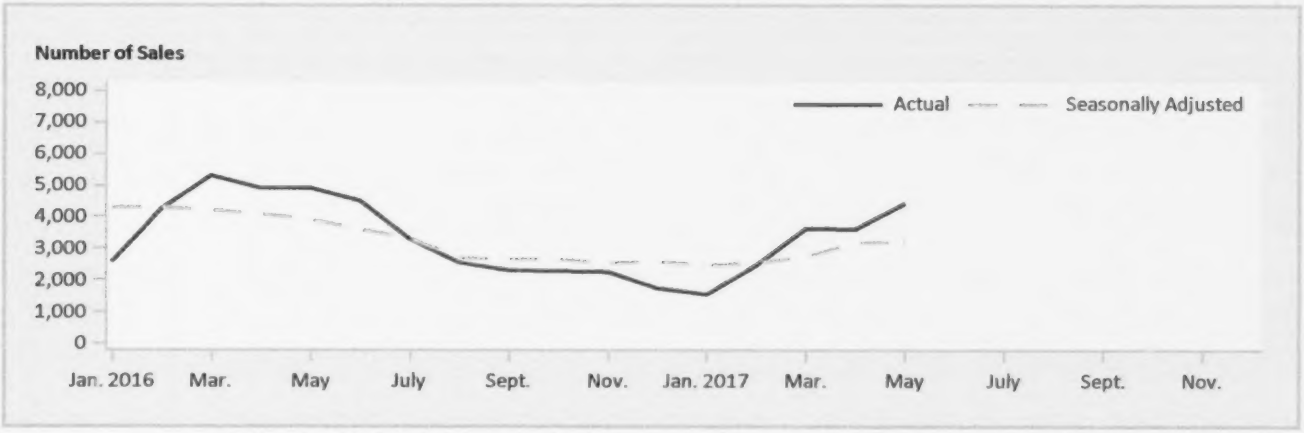
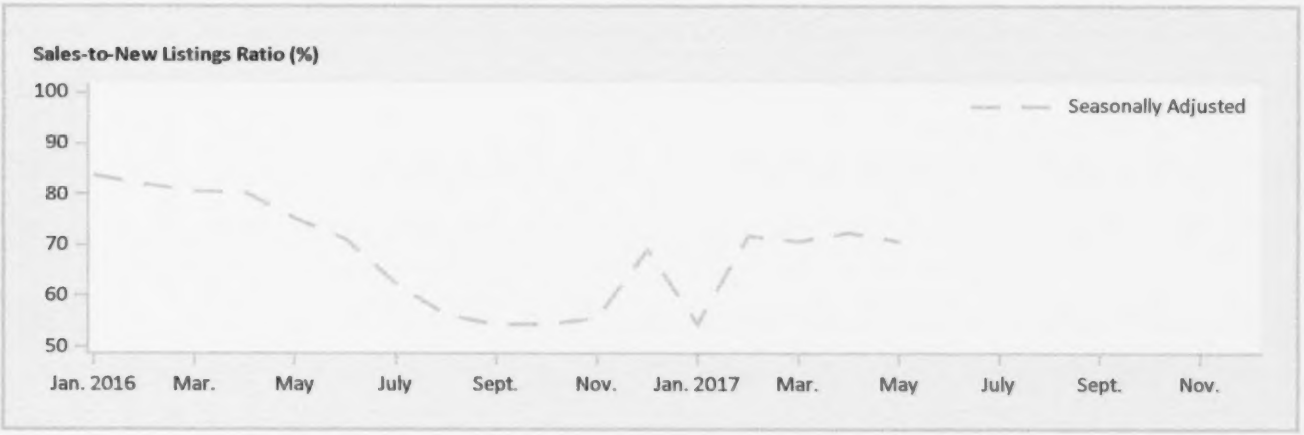


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, Vancouver CMA 2016.12 =100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.4	122.7	1,340	5.7	66.1	932
	February	561	3.14	4.64	97.2	122.8	1,341	6.1	66.4	932
	March	561	3.14	4.64	97.6	124.0	1,345	6.2	66.6	924
	April	561	3.14	4.64	97.8	124.0	1,351	5.9	66.6	915
	May	561	3.14	4.64	98.9	124.9	1,355	5.6	66.5	913
	June	561	3.14	4.64	99.3	125.3	1,360	5.3	66.5	919
	July	567	3.14	4.74	99.8	125.7	1,367	5.4	66.8	921
	August	567	3.14	4.74	99.8	125.6	1,371	5.2	66.7	924
	September	561	3.14	4.64	100.1	125.4	1,373	4.9	66.5	923
	October	561	3.14	4.64	100.3	125.4	1,369	4.9	66.2	926
	November	561	3.14	4.64	100.0	124.6	1,361	5.1	65.9	925
	December	561	3.14	4.64	100.0	124.7	1,359	5.1	65.8	929
2017	January	561	3.14	4.64	99.9	125.3	1,358	4.9	65.6	931
	February	561	3.14	4.64	99.8	125.5	1,367	4.7	65.7	936
	March	561	3.14	4.64	100.5	126.1	1,370	4.7	65.8	938
	April	561	3.14	4.64	101.7	126.3	1,377	4.8	66.1	934
	May	561	3.14	4.64		127.1	1,385	5.2	66.7	923
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	39	0	0	5	11	0	2	78	135
May 2016	46	0	0	2	19	31	1	10	109
% Change	-15.2	n/a	n/a	150.0	-42.1	-100.0	100.0	**	23.9
Year-to-date 2017	143	0	4	9	34	357	8	95	650
Year-to-date 2016	188	0	3	9	106	200	22	31	559
% Change	-23.9	n/a	33.3	0.0	-67.9	78.5	-63.6	**	16.3
UNDER CONSTRUCTION									
May 2017	315	0	4	18	164	634	16	146	1,297
May 2016	329	0	3	11	188	306	27	73	937
% Change	-4.3	n/a	33.3	63.6	-12.8	107.2	-40.7	100.0	38.4
COMPLETIONS									
May 2017	9	0	0	1	10	0	1	2	23
May 2016	50	0	0	1	6	67	4	10	138
% Change	-82.0	n/a	n/a	0.0	66.7	-100.0	-75.0	-80.0	-83.3
Year-to-date 2017	121	16	7	13	68	62	7	62	356
Year-to-date 2016	167	0	0	2	67	67	10	31	344
% Change	-27.5	n/a	n/a	**	1.5	-7.5	-30.0	100.0	3.5
COMPLETED & NOT ABSORBED									
May 2017	45	4	0	1	21	61	n/a	n/a	132
May 2016	15	0	0	0	20	73	n/a	n/a	108
% Change	200.0	n/a	n/a	n/a	5.0	-16.4	n/a	n/a	22.2
ABSORBED									
May 2017	27	0	0	2	11	0	n/a	n/a	40
May 2016	49	0	0	1	12	72	n/a	n/a	134
% Change	-44.9	n/a	n/a	100.0	-8.3	-100.0	n/a	n/a	-70.1
Year-to-date 2017	142	12	7	13	59	75	n/a	n/a	308
Year-to-date 2016	174	1	0	2	73	75	n/a	n/a	325
% Change	-18.4	**	n/a	**	-19.2	0.0	n/a	n/a	-5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2017	31	0	0	5	11	0	2	78	127
May 2016	31	0	0	2	19	31	1	10	94
Mission DM									
May 2017	8	0	0	0	0	0	0	0	8
May 2016	15	0	0	0	0	0	0	0	15
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2017	39	0	0	5	11	0	2	78	135
May 2016	46	0	0	2	19	31	1	10	109
UNDER CONSTRUCTION									
Abbotsford City									
May 2017	230	0	0	17	149	634	12	146	1,188
May 2016	236	0	0	11	174	306	19	70	816
Mission DM									
May 2017	85	0	4	1	15	0	4	0	109
May 2016	93	0	3	0	14	0	8	3	121
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2017	315	0	4	18	164	634	16	146	1,297
May 2016	329	0	3	11	188	306	27	73	937
COMPLETIONS									
Abbotsford City									
May 2017	6	0	0	1	10	0	1	2	20
May 2016	37	0	0	1	6	67	4	9	124
Mission DM									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	13	0	0	0	0	0	0	1	14
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2017	9	0	0	1	10	0	1	2	23
May 2016	50	0	0	1	6	67	4	10	138

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2017	34	0	0	0	21	61	n/a	n/a	116
May 2016	10	0	0	0	20	73	n/a	n/a	103
Mission DM									
May 2017	11	4	0	1	0	0	n/a	n/a	16
May 2016	5	0	0	0	0	0	n/a	n/a	5
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2017	45	4	0	1	21	61	n/a	n/a	132
May 2016	15	0	0	0	20	73	n/a	n/a	108
ABSORBED									
Abbotsford City									
May 2017	22	0	0	2	11	0	n/a	n/a	35
May 2016	37	0	0	1	12	72	n/a	n/a	122
Mission DM									
May 2017	5	0	0	0	0	0	n/a	n/a	5
May 2016	12	0	0	0	0	0	n/a	n/a	12
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2017	27	0	0	2	11	0	n/a	n/a	40
May 2016	49	0	0	1	12	72	n/a	n/a	134

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	406	16	10	27	247	308	36	86	1,136
% Change	11.8	**	n/a	**	60.4	86.7	44.0	-4.4	40.9
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type May 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Abbotsford City	38	34	0	4	11	15	78	41	127	94	35.1
Mission DM	8	15	0	0	0	0	0	0	8	15	-46.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	46	49	0	4	11	15	78	41	135	109	23.9

Table 2.1: Starts by Submarket and by Dwelling Type January - May 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	124	139	0	8	34	84	452	227	610	458	33.2
Mission DM	36	80	0	0	4	17	0	4	40	101	-60.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	160	219	0	8	38	101	452	231	650	559	16.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Abbotsford City	11	15	0	0	0	31	78	10
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	11	15	0	0	0	31	78	10

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	34	84	0	0	357	200	95	27
Mission DM	4	17	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	38	101	0	0	357	200	95	31

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Abbotsford City	31	31	16	52	80	11	127	94
Mission DM	8	15	0	0	0	0	8	15
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	39	46	16	52	80	11	135	109

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	109	115	400	301	101	42	610	458
Mission DM	38	76	0	14	2	11	40	101
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	147	191	400	315	103	53	650	559

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Abbotsford City	8	42	2	2	8	4	2	76	20	124	-83.9
Mission DM	3	13	0	0	0	0	0	1	3	14	-78.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	11	55	2	2	8	4	2	77	23	138	-83.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	99	138	4	2	55	65	123	96	281	301	-6.6
Mission DM	42	41	16	0	16	0	1	2	75	43	74.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	141	179	20	2	71	65	124	98	356	344	3.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Abbotsford City	8	4	0	0	0	67	2	9
Mission DM	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	4	0	0	0	67	2	10

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	55	65	0	0	62	67	61	29
Mission DM	16	0	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	65	0	0	62	67	62	31

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Abbotsford City	6	37	11	74	3	13	20	124
Mission DM	3	13	0	0	0	1	3	14
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	9	50	11	74	3	14	23	138

Table 3.5: Completions by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	87	128	131	136	63	37	281	301
Mission DM	57	39	12	0	6	4	75	43
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	144	167	143	136	69	41	356	344

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2017	0	0.0	0	0.0	0	0.0	4	16.7	20	83.3	24	-	988,814
May 2016	6	15.8	3	7.9	11	28.9	17	44.7	1	2.6	38	632,500	612,045
Year-to-date 2017	0	0.0	0	0.0	4	3.6	17	15.5	89	80.9	110	890,000	1,027,788
Year-to-date 2016	12	9.2	16	12.2	36	27.5	58	44.3	9	6.9	131	660,000	628,593
Mission DM													
May 2017	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	767,930
May 2016	0	0.0	2	16.7	8	66.7	2	16.7	0	0.0	12	600,000	586,099
Year-to-date 2017	2	4.4	3	6.7	2	4.4	10	22.2	28	62.2	45	810,000	923,433
Year-to-date 2016	7	15.6	10	22.2	23	51.1	2	4.4	3	6.7	45	565,000	573,059
First Nations													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
May 2017	0	0.0	0	0.0	1	3.4	5	17.2	23	79.3	29	840,000	950,731
May 2016	6	12.0	5	10.0	19	38.0	19	38.0	1	2.0	50	620,000	605,818
Year-to-date 2017	2	1.3	3	1.9	6	3.9	27	17.4	117	75.5	155	865,000	985,771
Year-to-date 2016	19	10.8	26	14.8	59	33.5	60	34.1	12	6.8	176	620,000	614,394

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2017

Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Abbotsford City	988,814	612,045	61.6	1,027,788	628,593	63.5
Mission DM	767,930	586,099	31.0	923,433	573,059	61.1
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	950,731	605,818	56.9	985,771	614,394	60.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

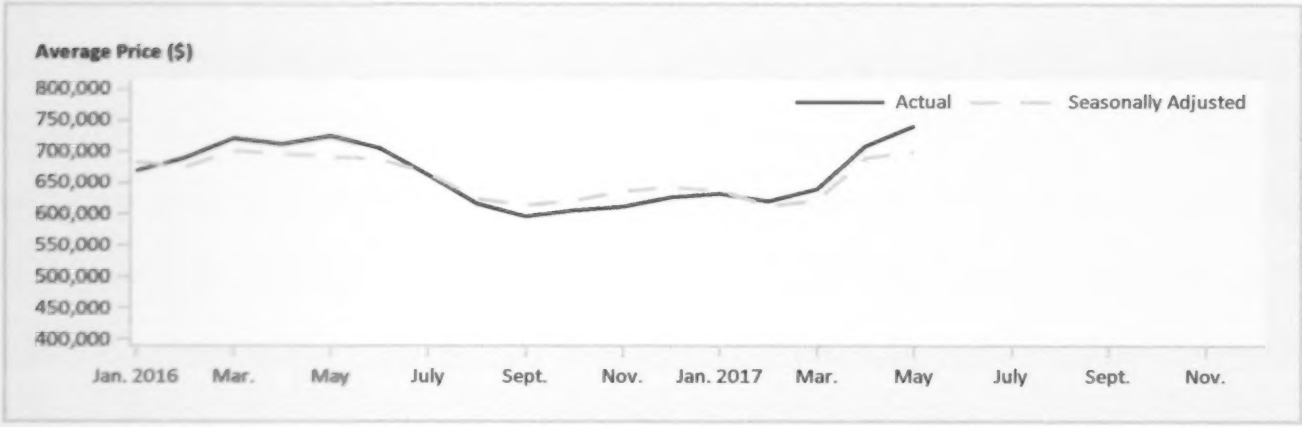


Figure 5.2: MLS® Residential Sales for Fraser Valley

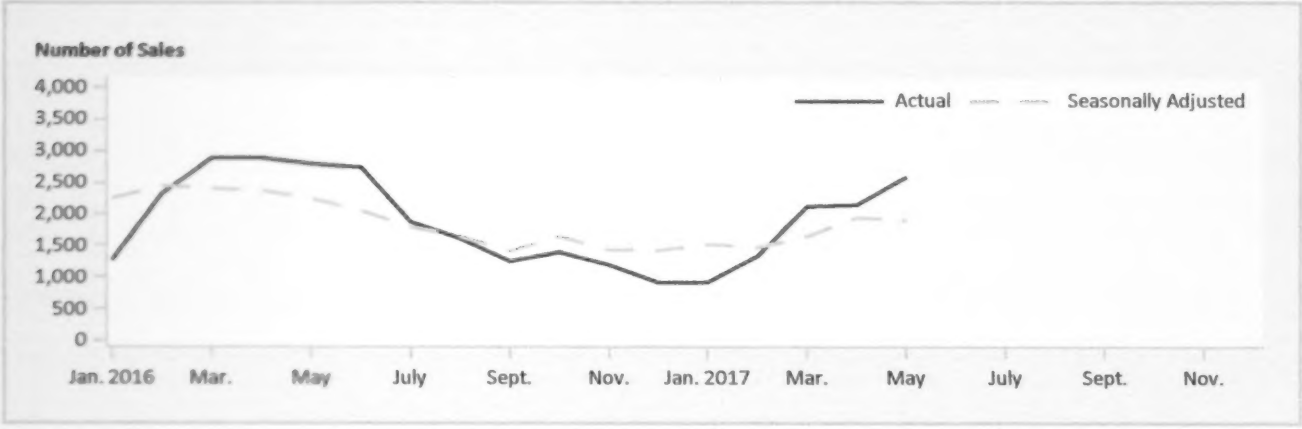
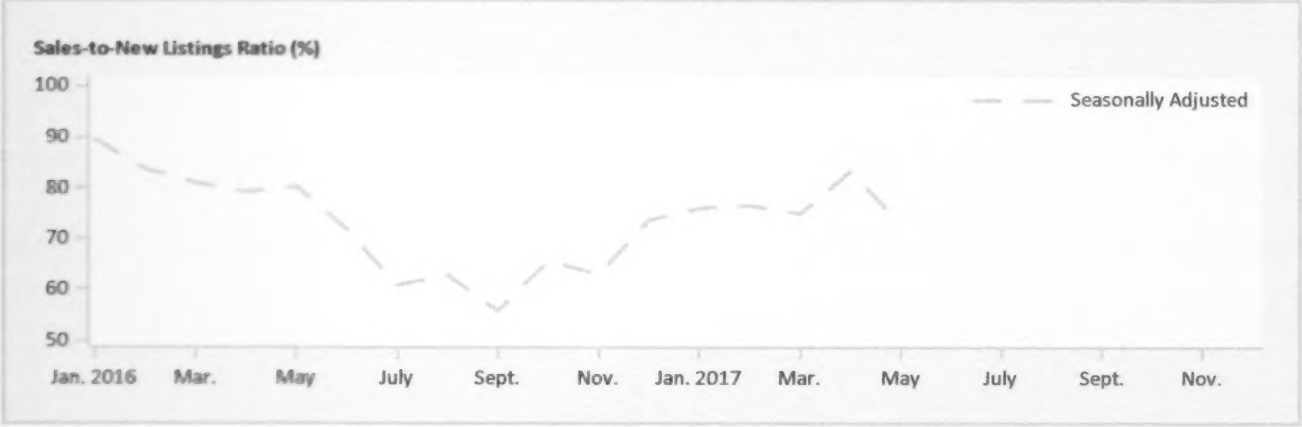


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90	7.3	66.3	825
	February	561	3.14	4.64	97.1	120.8	90	7.3	66.0	839
	March	561	3.14	4.64	97.4	121.8	89	7.2	65.3	861
	April	561	3.14	4.64	97.7	121.8	89	7.1	64.9	863
	May	561	3.14	4.64	98.8	122.7	89	7.1	64.8	867
	June	561	3.14	4.64	99.2	123.1	89	6.9	64.9	864
	July	567	3.14	4.74	99.7	123.3	91	6.4	65.6	871
	August	567	3.14	4.74	99.7	123.4	92	6.0	66.2	885
	September	561	3.14	4.64	100.0	123.2	93	6.1	66.8	888
	October	561	3.14	4.64	100.3	123.1	93	6.3	66.8	887
	November	561	3.14	4.64	100.0	122.7	94	6.3	67.4	868
	December	561	3.14	4.64	100.0	122.7	94	5.9	67.4	860
2017	January	561	3.14	4.64	99.9	123.5	94	6.2	67.6	851
	February	561	3.14	4.64	100.0	123.6	94	6.1	67.0	855
	March	561	3.14	4.64	100.5	124.2	93	6.3	66.8	851
	April	561	3.14	4.64	101.5	124.4	93	5.7	66.3	859
	May	561	3.14	4.64		125.0	93	5.6	65.9	856
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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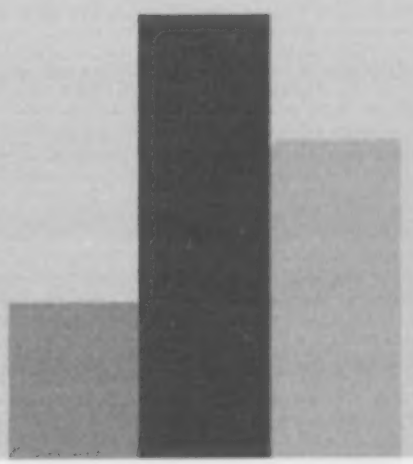

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